

City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: November 9, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: Zone Change (ZC) No. 03-03, Tentative Tract Map 16650(TTM)
No. 03-03 & Precise Plan of Design (PPD) No. 04-07 (Monarch
Cove)

RECOMMENDATION

The recommendation is that the City Council take the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment A);
2. Approve and adopt Zone Change No. 03-03, and introduce the Ordinance on the First Reading and set the Second Reading for December 14, 2004 (Attachment B), based on the Findings; and,
3. Approve Tentative Tract Map No. 16650 (Attachment C) and Precise Plan of Design No. 04-07 based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

SUMMARY OF REQUEST

The project is a request to change the Zoning from Agriculture (A-1) to Single Family Residence (R-1) in order to subdivide the 9.1 - acre property at the southeast corner of Bryn Mawr Avenue at George Street into 36 single-family lots. The project also includes the Precise Plan of Design for the housing product, site design and landscaping of the project site. A detailed discussion of the existing setting for the project is contained in the Background section of the Initial Study (Attachment A).

BACKGROUND

The project was reviewed at the September 1, 2004 Planning Commission. It was continued to the October 6, 2004 meeting to allow the applicant adequate time to address Planning Commission concerns regarding site design, architectural features, the addition of a story and a

half floor plan, fencing and landscaping. As a result, the Conditions of Approval have been modified and the Planning Commission recommended approval of the project at their meeting on October 6, 2004.

ANALYSIS

The subject site is the last remaining vacant parcel in the immediate area. Changing the zoning designation from Agriculture (A-1) to Single Family Residential (R-1) will enable the proposed project to be consistent with the established residential neighborhoods surrounding the project site. The tract map proposes 36 single-family lots located on two new cul-de-sac streets taking access off of George Street. The site has been designed to have a landscaped parkway between the curb and sidewalk. The average lot size is 8,737 square feet. The project complies with the R-1 development standards that are found in Municipal Code Section 17.34. The area outside of the six-foot perimeter boundary wall along Bryn Mawr Avenue and George Street will be annexed into the City's Landscape Maintenance District (LMD). In the LMD area along Bryn Mawr Avenue is the location of the MDF facility required as part of the Loma Linda Connected Communities Program (LLCCP). The applicant will pay park fees as part of the development impact fees collected because the site is not large enough to provide a park or open space amenity. It should be noted that the site is in close proximity to Leonard Bailey Park.

There are three floor plans (Attachment E). The garages are located at the front of all 36 homes. Architectural styles include Spanish, Monterey, Traditional and Cottage. Each of the units will have a ground floor bedroom. Plan 1 is the story and a half model. The second story is contained under the pitched roof. It has 3,200 square feet of living space along with a two-car garage. With the proposed options, the model can include up to four bedrooms. Architectural styles for this model are limited to the Cottage and Traditional styles. This plan was added in response to the Planning Commission's concern that the applicant provide a single story or a model with less massing or height at the front of the unit. The result was the story and a half model. There will be a total of six of these plans within the tract.

Plan 2 is a two-story design with 3,400 square feet of living space and a three-car garage. All four architectural styles will be offered on this plan. With the proposed options, the model can include up to six bedrooms. The floor plan includes a courtyard space at the front entrance to address the Planning Commission's concerns about the front door being recessed at the side of the house. A condition of approval will require the courtyard area to be landscaped behind a three-foot block wall.

Plan 3 is a two-story design with 3,800 square feet of living space and a three-car garage. All four architectural styles will be offered on this plan. With the proposed options, the model can include up to five bedrooms. An interior courtyard is provided for additional outside living space.

ENVIRONMENTAL

On August 12, 2004, a Notice of Intent (NOI) to Adopt a Negative Declaration and Initial Study (Attachment A) were prepared and issued for the mandatory California Environmental Quality

Act (CEQA) 20-day public review, which began on August 13, 2004 and ended on September 1, 2004. The Initial Study evaluates potential impacts to the environment and identifies appropriate mitigation measures. The potential impacts of the project can be mitigated to a below a level of significance and mitigation measures have been included as Conditions of Approval (Attachment D). Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

FINDINGS

The recommended findings for this project are contained in the September 1, 2004 and October 6, 2004 Staff Report (see Attachment F).

FINANCIAL IMPACT

The amount of revenue that the project will bring to the City from Development Impact fees is currently estimated to be in excess of \$ 281,190. In addition, the project will be subject to Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees. The project site is not located in a Redevelopment Project Area and as such, there are no requirements for affordable housing.

Respectfully Submitted,



Raul Colunga
Assistant Planner

Attachments:

- A. Mitigated Negative Declaration (NOI/Initial Study)
- B. Zone Change No. 03-03 (Council Bill #O-2004-9)
- C. Tentative Tract Map No. 16650
- D. Conditions of Approval
- E. Floor Plans & Elevations
- F. September 1, 2004 & October 6, 2004 Planning Commission Staff Reports

Attachment A

Mitigated Negative Declaration (NOI/Initial Study)

**CITY OF LOMA LINDA
OFFICIAL NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATE NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT**

Notice is hereby given that the City of Loma Linda, **City Council** will hold a public hearing on **Tuesday, November 9, 2004** at 7:00 p.m. in the Council Chambers, City Hall, 25541 Barton Road, Loma Linda, California 92354, on the item described below.

Zone Change (ZC) No. 03-03, Tentative Tract Map 16650 (TTM) No. 03-03 & Precise Plan of Design (PPD) No. 04-07: A request to change the Zoning Code from Agriculture (A-1) to Single Family Residential (R-1) in order to subdivide 9.1 acres into 36 single-family lots. The project includes the Precise Plan of Design for the product and site design of the single-family residences.. The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E). The project is located at the southeast corner of Bryn Mawr Avenue at George Street, in the City of Loma Linda and County of San Bernardino (APN 0293-053-02).

The City of Loma Linda proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study. Copies of the Initial Study are available for public review at the Community Development Department, Public Counter located in City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road, located at the east end of the Civic Center. Pursuant to the California Environmental Quality Act, the public review period began on **Friday, August, 13, 2004** and ended on **September 1, 2004**. Any environmental comments you have should have been submitted in writing to this office no later than 5 p.m. on **Wednesday, September 1, 2004**. If you did not respond in writing, we will assume that you have no opinions and/or recommendations on the above project(s).

Environmental Determination:	Proposed Mitigated Negative Declaration
Proponent:	Derek Hanson
Applicant:	Trimark Pacific Homes L.P.

The City Council of the City of Loma Linda requests your participation in evaluating the above-mentioned proposal. The City Council will review the project and will consider the proposed environmental determination in making their decision. The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. Should you desire further information, please do not hesitate to contact the Community Development Department at City Hall, or by phone at (909) 799-2830.

If you challenge the resultant action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.



**CITY OF LOMA LINDA
COMMUNITY DEVELOPMENT DEPARTMENT**

25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830

INITIAL STUDY

A. BACKGROUND

Project Title: Zone Change No. 03-03, Tentative Tract Map No. 16650, and Precise Plan of Design No. 04-07

Lead Agency: City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354

Lead Agency Contact Person: Lori Lamson, Senior Planner Phone: (909) 799-2830

Project Location: The project is located at the southeast corner of George Street and Bryn Mawr Avenue (APN 0293-053-02)

Project Sponsor's Name and Address: Trimark Pacific Homes, Attention Rich Nickum
3400 Central Avenue, Suite 335
Riverside, CA 92506

General Plan Designation: Low Density Residential

Zoning District: A-1 Agriculture Zone (existing), R-1 Single-Family Residence Zone (proposed)

Project Description: The applicant proposes to rezone approximately 9.1 gross acres from A-1 Agriculture to R-1 Single Family Residence to allow for the subdivision of the property into 36 single-family lots. The property is currently vacant and has been disked, consistent with weed abatement requirements. George Street to the north of the site and Bryn Mawr Avenue to the west of the site are both improved paved roadways, although additional dedication and roadway improvements will be necessary upon development of the site.

Surrounding Uses:

North: Single family residences
South: Single family residences

East: Single family residences
West: Single Family residences

Other public agencies whose approval is required:

- | | |
|--|--|
| <input type="checkbox"/> San Bernardino County LAFCO | <input type="checkbox"/> City of Redlands |
| <input type="checkbox"/> San Bernardino County Health Care Agency | <input type="checkbox"/> City of Colton |
| <input type="checkbox"/> South Coast Air Quality Management District | <input type="checkbox"/> San Bernardino County |
| <input type="checkbox"/> Other | |

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Section D below.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed

adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Preparer: Deborah Woldruff

Title Director

(name)

Law Larson for

Date 08-11-04

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Directions

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site, on-site, cumulative project level, indirect, direct, construction, and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and,
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES: - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS: - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY: – Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>VIII. HYDROLOGY AND WATER QUALITY:</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>IX. LAND USE AND PLANNING</u> – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE –

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XIV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS –

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ATTACHMENT A
EVALUATION OF ENVIRONMENTAL CHECKLIST**

*TRIMARK PACIFIC HOMES
ZONE CHANGE (ZC 03-03),
TENTATIVE TRACT MAP (TTM 03-03 – TTM 16650),
PRECISE PLAN OF DESIGN NO. 04-07*

BACKGROUND

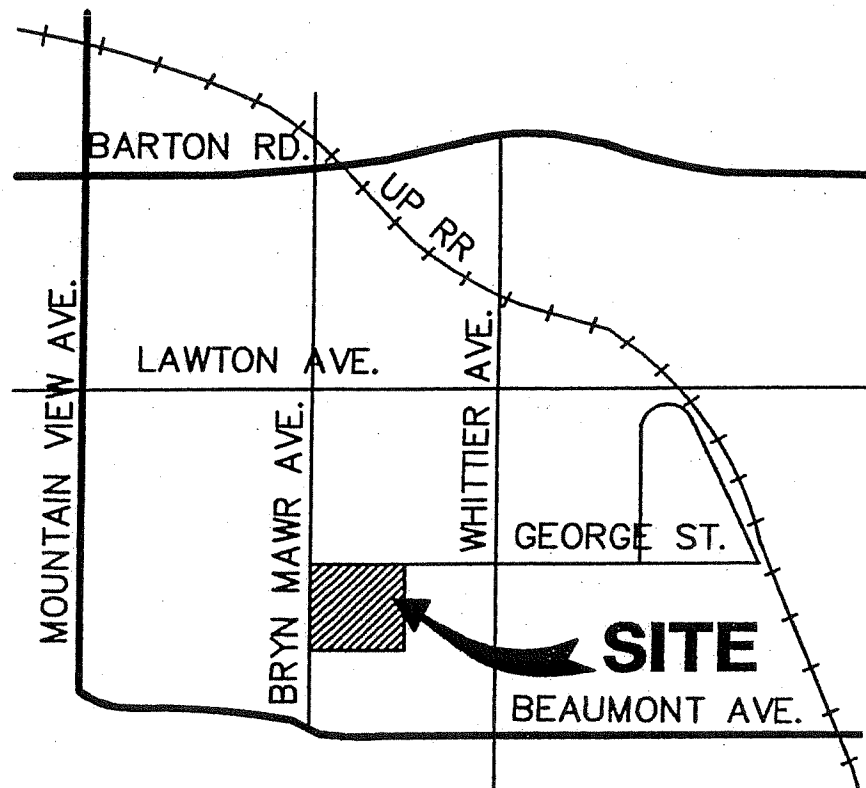
The applicant proposes to rezone and subdivide approximately 9.1 gross acres into 36 single-family residential lots at the southeast corner of George Street and Bryn Mawr Avenue. The property is currently vacant and has been disked to remove vegetation. Abutting the property to the south and east are detached single-family residences. George Street to the north and Bryn Mawr Avenue to the west are paved roadways. Beyond the property boundaries these roadways widen to provide full street width right of way improvements, with curb, gutter, sidewalk, and right of way landscaping. Above ground power poles exist along George Street.

The existing General Plan and Zoning designations for the property are Low Density Residential and A-1 Agricultural Estates Zone, respectively. The applicant proposes a zone change from A-1 to R-1 Single Family Residence Zone, which will bring the property into conformity with the existing General Plan. The proposed tentative tract map is consistent with the proposed R-1 Single Family Zone with a minimum lot size of 7,200 square feet.

Historically, the property has been used for agricultural purposes. The Redlands, CA United States Geological Survey (U.S.G.S.) map for the area, dated 1996, identifies the subject property as agricultural and vacant, with the same identification for the surrounding land, with the exception of the property to the northwest, which is shown as developed. However, the surrounding area has since been developed with single-family homes.

Proposed General Plan

The City has prepared a Draft General Plan, dated May 2003. Action to approve the zone change and tentative tract map will be based upon the General Plan that is in place at the time the tentative map is accepted for processing. Therefore, the policies referenced within this initial study relate to the existing General Plan. In certain circumstances portions of the Draft General Plan have been referenced because it contains information that represents existing conditions, rather than proposed policies or programs.



VICINITY MAP

N T S

I. AESTHETICS

a), b) and c) No impact. The project site is vacant and located within an urbanized area surrounded by single-family detached homes. The elevation of the proposed building pads have been redesigned from that originally submitted to the City. The new building pad elevations have been raised, which resulted in them now being 10 to 13 feet below the elevation of existing building pads to the south, rather than approximately 16 to 20 feet, as originally proposed. The elevation change has also reduced the discrepancy in elevation with the properties to the east to approximately two (2) to three (3) feet, except for Lot 36, which is approximately 7½ feet below the adjoining grade. Due to the grade differential for Lot 36, a retaining wall is also proposed along the easterly property line.

The increase in on-site pad elevations has also caused a greater distinction between the proposed lots and the existing off-site lots. The proposed lots will be six (6) to 13 feet higher than house pads to the north and seven (7) to 15 feet higher than the existing lots to the west across George Street and Bryn Mawr Avenue, respectively. The elevation change will not be significant because it will not block views of surrounding hills for the adjacent residents.

The proposed housing includes four styles of architecture: Spanish, Monterey, Cottage, and Traditional. Each of the four styles has three treatments (color and materials) that buyers can choose from and all four plans are two-story. The design of the proposed housing is attractive and complementary with the existing neighborhood.

Properties abutting George Street and Bryn Mawr Avenue to the north and west are screened from the street by six (6) foot high block walls. A six (6) foot high block wall also exists along the easterly property line, although most of the wall is elevated above the grade of the subject property. A six (6) foot high view fence (wrought iron) exists along the southerly property line at an elevation that is substantially above the existing site grade. The location of property within an urbanized area and situated below the grade of existing homes on adjoining properties to the south and east will ensure distant view are not obscured.

No state designated scenic highways exist within the City. The City's General Plan identifies Mountain View Avenue, southerly of Barton Road and Barton Road as City designated scenic highways. (p. 24, Circulation Element) These roadways are not located adjacent to the subject property. Based upon these facts, the proposed project will not have an adverse affect upon scenic vistas, substantially damage scenic resources or substantially degrade the existing visual character of the site.

d) Less than significant impact. The proposed project has the potential to create new sources of light and glare that could adversely affect nighttime views of the area due

to the operation of single-family homes and streetlights. However, the project will comply with the standard conditions of approval required by the City of Loma Linda to mitigate any spill over of light or glare onto surrounding properties or create a nuisance to vehicular or pedestrian traffic adjacent to the project site. The imposition of these standard conditions will result in an impact that is less than significant.

II. AGRICULTURAL RESOURCES

a), b), and c) No impact. The San Bernardino County Important Farmland 2000 Map, prepared by the California Department of Conservation, designates the subject property as "Urban and Built-Up Land". This designation is defined on the exhibit map as "Residential land with a density of at least six units per ten-acre parcel, as well as land used for industrial and commercial purposes, golf courses, landfills, airports, sewage treatment, and water control structures." This designation covers the properties north of Beaumont Avenue and south of Lawton Avenue, extending west of the Union Pacific railroad tracks to a point westerly of Anderson Street. The land surrounding the subject property is zoned for and developed with single-family residential uses. Based upon these facts the project will not convert farmland to non-agricultural use, conflict with existing zoning for agricultural use or involve changes that could result in conversion of farmland to non-agricultural use.

III. AIR QUALITY

a) Less than significant impact. The project area is located within the South Coast Air Basin of Southern California and within the jurisdiction of the South Coast Air Quality Management District. The proposed project is presumed to be incorporated into the Air Quality Management Plan (AQMP), prepared by the South Coast Air Quality Management District (SCAQMD), since the latest AQMP is dated 1997 and the various elements of the City's General Plan were adopted between 1973 and 1992, prior to the preparation of the 1997 AQMP. Therefore, the assumptions contained within the latest AQMP are based upon the plans and policies contained in the City's existing General Plan. As such, the proposed project will not conflict with or obstruct implementation of the latest air quality management plan.

b) and c) Less than significant impact. The proposed project was evaluated for construction and operational emissions utilizing information provided by the applicant and the URBEMIS 2002 air quality program from the South Coast Air Quality Management District. The overall construction period is estimated at 14 months, with grading lasting 1.2 months, using the program's default value. The formula also divides each component of development, such as home construction and architecture (painting), into separate segments. However, both activities may occur simultaneously within different portions of the project site. In addition, occupancy of some housing may occur while construction is on going in other portions of the site. Therefore, the time identified for painting (2.5 months) may seem excessive, but better characterizes the extended period for this operation. This expanded period

explains, in part, why the construction period was expanded to 14 months rather than using a one-year period as a more general time frame. However, the actual construction period will be predicated upon the rate of home sales. While some of the variables used to estimate emissions may change they provide a starting point upon which to evaluate the proposed project.

Air emissions were evaluated using three (3) separate activity phases: Site grading, site construction, and project operation. No site demolition is required. The calculations for each phase are listed below.

Table No. 1
Estimated Short-Term Emissions for Site Grading Activities

Pollution Source	ROG	NO _x	CO	SO _x	PM ₁₀
Grading	11.61	85.31	91.73	0.00	3.98
SCAQMD Thresholds	75	100	550	150	150

Note: All units are in pounds per day.

This grading calculation does not include methods to reduce PM₁₀ emissions, such as site watering or soil stabilizers, which are standard measures undertaken to reduce emission. According to the *CEQA Air Quality Handbook*, PM₁₀ emissions can be reduced between 30 and 68 percent with these measures.

Table No. 2
Estimated Short-Term Emissions During the Construction Period

Pollution Source	ROG	NO _x	CO	SO _x	PM ₁₀
Equipment	3.0	19.48	25.14	0.76	0.76
Commuting Traffic	0.34	0.18	4.05	0	0.06
Coating Applications	58.85	-	-	-	-
Asphalt Offgassing	0.27	-	-	-	-
Emissions Totals	62.46	19.66	29.19	0.76	0.82
SCAQMD Thresholds	75	100	550	150	150

Note: All units are in pounds per day.

Table No. 3
Estimated Long-Term Project-Related Emissions (Operation)

Pollution Source	ROG	NO _x	CO	SO _x	PM ₁₀
Mobile Emissions	4.78	5.19	59.39	0.04	4.12
Natural Gas Consumption	0.03	0.45	0.19	-	0.00
Landscaping Emissions	0.05	0.01	0.44	0.01	0.00
Consumer Products	1.76	-	-	-	-

Emissions Totals	6.62	5.65	60.02	0.05	4.12
SCAQMD Thresholds	55	55	550	150	150

Note: All units are in pounds per day.

Table 9-5 of the *CEQA Air Quality Handbook* identifies levels of significance for a sample 210-unit single-family development project. Although the sample project exceeds CO levels by approximately 150 lbs. or 27 percent for daily operation emissions, the sample project is almost six (6) times the size of the proposed project.

Based upon these calculations the proposed project will not exceed adopted air quality standards or substantially contribute to air quality violations. The proposed project is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant due to the project's consistency with the City's existing General Plan and the adopted air quality plan.

d) and e) Less than significant impact. Single-family residences surround the project site. The *CEQA Air Quality Handbook* identifies uses considered to be sensitive receptors as including residences, schools, long-term health care facilities, childcare centers, and other similar uses. (Figure 5-1, p. 5-7) It is acknowledged that construction related activities would result in dust, construction equipment emissions, and odors from the application of some materials. It is also expected that surrounding residences could be affected in some manner by these activities. However, these construction related activities will be short-term in nature and the odors generated during construction will be an annoyance rather than a health hazard. The potential impacts are not expected to be adverse.

IV. BIOLOGICAL RESOURCES

a), b), and c) No impact. The project site is an isolated parcel immediately surrounded by single-family development to the east and south and paved roadways to the north and west. Beyond the adjoining roadways are additional single-family subdivisions. The subject property has been disked and contains no appreciable vegetation. No streams, drainage courses or blue line streams traverse the property, as designated on the Redlands Quadrangle U.S.G.S. Map.

The City's Draft General Plan notes that a "majority of the undeveloped portions of the Planning Area consists of coastal sage scrub (considered a sensitive plant community in the California Natural Diversity Database) and agricultural land. Within the Planning Area, critical habitat has been designated for the California gnatcatcher by the California Department of Fish and Game in portions of the coastal sage scrub. Critical habitat has been proposed for designation by the California Native Plant Society for the San Bernardino kangaroo rat (SBKR) within portions of the riparian wash habitats." (p. 9-11, Conservation and Open Space) Figure 9.3 of the Draft General Plan identifies the area located generally south of Beaumont Avenue as an area containing coastal sage scrub/non-native grasslands. The subject property is

identified as "Ruderal", which refers to a type of plant occupying a variety of lands, including either wasteland, built up areas, agricultural land or highly disturbed habitat. Therefore, suitable habitat does not exist on the subject property for candidate, sensitive, or special status species. In addition, the proposed project will not affect riparian or sensitive natural communities or identified wetlands.

The applicant authorized the preparation of a *General Biological Resources Report*, prepared by LSA, dated November 5, 2003. The report confirmed the information provided above and noted that no suitable habitat exists for any federally or state listed species or federal candidate species. The Report found that of the 74 potential plant and animal species that could occur in the project vicinity, 64 are considered absent from the site due to a lack of vegetation. 10 of the remaining species have a low probability of occurring and none have a moderate to high probability of occurrence. Of the 10 species with a low probability of occurrence the report indicated that the habitat is marginal to support these species and none were observed on-site.

Based upon this information the proposed project will not have a substantial adverse effect upon any habitat or species or adversely affect federally protected wetlands.

d), e), and f) No impact. As noted above the project site is located within an urbanized area with single-family subdivisions surrounding the property. As such, no wildlife corridors exist through the subject property. The site is vacant and recently disked to remove weeds. Therefore, no biological resources exist on-site.

No Habitat Conservation Plans (HCP) or Natural Community Conservation Plan (NCCP) cover the subject property. However, the *General Biological Resources Report* previously referenced noted that the County of San Bernardino, the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and 14 affected cities are preparing a regional "Valley Wide Multi-Species Habitat Conservation Plan" that will encompass threatened, endangered, and sensitive species and their habitats. However, this plan has not been completed nor adopted and therefore, is not applicable to this project. Based upon these facts the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species, conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted HCP or NCCP. The *General Biological Resources Report* did not recommend any mitigation measures.

V. CULTURAL RESOURCES

a), b), c), and d) No impact. The subject property is vacant and has been recently disked. The surrounding properties are developed with detached single-family housing. The City's Draft General Plan notes that a number of historical studies have been undertaken within the City, the latest completed in 1988. This particular study noted 197 historical properties. Subsequent to this study the City established the

Historic Commission for the purpose of recommending the designation of landmarks and preservation districts, along with reviewing building permits and promoting public awareness.

The Draft General Plan states there are “no recorded prehistoric sites within the study area. (p. 9-19, Conservation and Open Space) The Plan also noted that no previous paleontological resources have been recorded at the San Bernardino County Museum as being either within or immediately adjacent to the City’s Planning Area. Based upon the facts contained above no historical, prehistorical, or paleontological resources are known to exist on the property.

VI. GEOLOGY AND SOILS

a) Less than significant impact. The proposed subdivision will not expose people or structures to potential substantially adverse effects, including the risk of loss, injury, or death involving:

i) Less than significant impact. An existing Alquist-Priolo Earthquake Zone is located approximately 1.25 miles to the southwest of the project site. The Banning Fault is located approximately 3,600 feet south of the project site. These distances are based upon two (2) documents: 1) The City’s Geologic Map, Plate 1 and 2, dated February 1991, contained within the existing General Plan and; 2) A *Limited Geotechnical Evaluation* report prepared for the property, dated June 19, 2003. No active faults are identified within the subject property. Figure 10.1, Geologic Hazards, of the proposed Draft General Plan also identifies the existence of the Loma Linda Fault and it is located closer to the subject property than the other faults. However, this particular exhibit labeled this fault as “inactive”. In reference to this fault, the text of the Draft General Plan also states “This fault was originally identified from groundwater data and lacks topographic evidence. No evidence of active faulting has been identified.” (p. 10-2, Public Health and Safety Element) Due to these facts no ground rupture of the site is expected.

ii) Less than significant impact. As noted in the response above, the closest fault to the site is approximately 3,600 feet to the south, with an identified Alquist-Priolo Earthquake Zone approximately 1.3 miles from the site. Due to these facts substantial ground shaking can be expected. However, compliance with adopted building code standards will reduce the potential level of impact to less than significant.

iii) Less than significant impact. The Geologic Map, Plates 1 and 2, as identified in the existing General Plan, also noted the existence of a liquefaction and subsidence area located northwest of the intersection of Mountain View Avenue and Barton Road. The proposed Draft General Plan, Figure 10.1, also identifies the same area as having these attributes. However, the Geologic Map from the existing General Plan also notes the depth to groundwater for the project site as

being within 100 feet from the surface. Groundwater depth within the City increases as one moves to the southeast. The Uniform Building Code (UBC) recognizes areas as being within a potential liquefaction area if the depth to groundwater is 50 feet or less. If this and appropriate soil and seismic zone conditions exist the UBC allows the City's Building Official to request the preparation of a geotechnical study that would include an evaluation of liquefaction potential. Due to the facts presented above, it is not expected that liquefaction or subsidence will occur.

iv) No impact. The proposed project is located on a slope of less than five (5) percent, according to the topography displayed on the proposed tentative tract map. The slopes of the surrounding developed properties have been designed to ensure their long-term stability. Therefore, no landslides will occur on-site or from off-site development.

b) Less than significant impact. Due to the topography of the site and the inability to grade off-site because of the proximity to existing development, it is unlikely that significant soil erosion will occur. The size of the project site will necessitate compliance with NPDES criteria, preparation of a Storm Water Pollution Prevention Plan (SWPPP), and the inclusion of appropriate best management practices (BMPs) to control soil erosion and the off-site discharge of pollution from the site during construction and operation. Based upon these facts and standard water quality requirements substantial soil erosion or the loss of topsoil will not occur. The proposed project must comply with the policies and requirements of the existing Loma Linda General Plan.

c), d), and e) No impact. As noted above, the soil conditions under the subject property are not likely to suffer from liquefaction or subsidence due to the depth to groundwater. In addition, no information is contained within the existing or Draft General Plans indicating the potential for lateral spreading or collapse.

The soil types encountered at the site include Hanford (HaC) and Tujunga (TvC). Table 18-1-B of the 1994 Uniform Building Code contains a classification of expansive soils that correlates an expansion index with the potential for expansion, as shown below in Table No. 1.

Table No. 1
Classification of Expansive Soils

Expansion Index	Potential Expansion
0-20	Very Low
21-50	Low
51-90	Medium

91-130	High
Above 130	Very High

The *Limited Geotechnical Evaluation* completed for the proposed project did not include an examination of potential soil expansion. Based upon data contained within the *Soil Survey of San Bernardino County, Southwestern Part, California* the existing soil type exhibits a low potential for expansion.

The proposed project will connect to the City's existing sanitary sewer system. A sewer line is located in George Street and Bryn Mawr Avenue that can be connected to provide service to the project site. Based upon these facts the proposed project is not located on a geologic unit that is unstable or contains expansive soils.

VII. HAZARDS AND HAZARDOUS MATERIALS

a), b), c), and d) Less than significant impact. The proposed single-family residential project has the potential to use some hazardous materials, but only as typical household items, such as chlorine for pool cleaning and fertilizers for lawn maintenance/care. The low intensity use of these materials will reduce the potential for a significant public hazard to occur during their transport, storage, or ultimate use.

Historically the site has been used for agricultural purposes. As such, it is possible that pesticides were used and some residue of past operations may still exist on the property. Due to the existence of single-family subdivisions around the subject property and the fact they would have been subjected to similar levels of potential pesticide use, research was undertaken through the files of the adjoining subdivisions. This search did not find evidence of pesticide use or that it was a concern. Although the subject property is within approximately one-quarter mile of an existing public elementary school, the site is not known to contain hazardous materials that would either affect future homeowners of the subject property. In addition the proposed project will not adversely affect the public due to the routine transport, use or disposal of hazardous materials nor would it generate hazardous materials that will adversely affect the elementary school. The proposed project will be required to comply with the policies and requirements of the existing Loma Linda General Plan.

e) and f) No impact. The subject property is not within two (2) miles of an airport. The closest airport is the San Bernardino International Airport (SBIA), located approximately 3.5 miles to the north. The next closest is the Redlands Municipal Airport, which is located approximately 5.5 miles to the northeast. Both of the airports are located outside of the City limits. According to the Draft General Plan, the City of Loma Linda is not within the 60 dBA CNEL noise contour of the SBIA. City Staff indicated the City is not within the airport land use plan of either airport, although the City is within the general over flight area of the SBIA. The City's Draft General Plan notes the County of San Bernardino Sheriff's Search and Rescue Division utilize the helipad on the Veterans Hospital. Raul Colunga of the

Community Development Department also indicated that helicopter flights emanate from the Loma Linda Hospital. However, the affect of these operations will not affect the subject property. Based upon these facts the proposed project will not result in a safety hazard for people residing or working in the project area.

g) and h) Less than significant impact. The subject property is currently accessible from two (2) existing paved roadways that border the undeveloped sides of the property. The proposed subdivision design will provide two (2) cul-de-sac streets that are less than the maximum length standard, thereby ensuring adequate accessibility.

The Draft General Plan contains an exhibit displaying the City's adopted Urban Wildland Interface division line. This delineation highlights the greatest fire hazard confronting the City is from fires occurring in the canyons and hills in the southern portion of the City. The Urban Wildland Interface division line runs along Beaumont Avenue, approximately a quarter mile to the south of the subject property. The subject property is separated from this area by existing residential tract housing. As a standard condition of approval the City also requires the installation of fire sprinklers within single-family homes, which will further reduce the potential for fires. Based upon these facts and standard conditions of approval the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or expose people or structures to a significant risk or loss, injury or death involving wildland fires. The proposed project will be required to comply with the policies and requirements of the existing Loma Linda General Plan.

VIII. HYDROLOGY AND WATER QUALITY

a) and f) Less than significant impact. The proposed project may result in additional pollution run-off from the site during its operation (during occupancy of the housing) due to an increase in impervious materials. The Preliminary Hydrology Analysis prepared for the site found there would be no incremental increase in storm water runoff when comparing the existing and developed conditions. The size of the project site requires compliance with National Pollutant Discharge Elimination System (NPDES) requirements, including the preparation of a Storm Water Pollution Prevention Plan (SWPPP) utilizing appropriate best management practices (BMPs). These programs are intended to reduce erosion and prevent pollutant run-off from the project site during construction activities, such as grading, and site operation. These regulations are reviewed and approved by the Regional Water Quality Control Board.

The proposed project will connect to the City's sanitary sewer system. The sewage from the site will be conveyed to the San Bernardino Municipal Water Department for treatment. According to the Draft General Plan the wastewater treatment facility has a capacity of 33 million gallons per day (gpd) and currently processes an average daily flow of 26.5 mgd according to Richard Casas, Plant Supervisor. Mr. Casas indicated that once the plant completes the secondary treatment process, the water is

discharged to a Rapid Infiltration/Extraction (RIX) facility in Colton, which is a joint venture between the Cities of San Bernardino and Colton. This facility provides a treatment process equivalent to tertiary water quality.

The Regional Water Quality Control Board regulates the operation and future expansion of the facility. According to John Perry, Director of Water Reclamation for the San Bernardino Municipal Water Department, no expansion of the treatment plant is anticipated at this time. Compliance with existing NPDES regulations and discharge requirements of the Regional Water Quality Control Board will ensure that potentially significant impacts will be reduced to less than significant. Based upon these facts the proposed project will not violate water quality standards or otherwise degrade water quality.

b) Less than significant impact. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, which is characterized in the City's Draft General Plan as "a vast aquifer underlying the eastern San Bernardino Valley." The City's Draft General Plan also states "The City's current water resources should be sufficient to meet build out demand based on existing resources and anticipated from new development." (p. 8-17, Public Services and Facilities) The City's Public Works Department estimates that each single-family residence utilizes 312 gallons of water. Based upon this factor the proposed project will only use 11,232 gallons per day. This level of water use will not significantly affect the groundwater basin. The City also requires the payment of development impact fees as a standard condition of approval to provide for the installation of water meters, thereby ensuring adequate facilities exist to supply water to the homeowner. Based upon this information the proposed project will not substantially deplete groundwater supplies or substantially interfere with groundwater recharge.

c), d), and e) Less than significant impact. The subject property is located on a broad plain that fans out toward the San Timoteo Wash. No drainage courses traverse the property. Development has occurred around the property and storm water flows have been concentrated within George Street and Bryn Mawr Avenue around the north and west boundaries of the property. Run-off from adjoining subdivisions to the south and east will not traverse the subject property due to their existing internal street design, grading, and a perimeter block wall along the easterly property line.

A *Preliminary Hydrology Analysis*, prepared by Hunsaker & Associates Irvine, Inc., has been completed for the project site and found the on-site hydrology and the depth of flow in Bryn Mawr Avenue will remain the same in the developed condition as it is in the existing condition for the 10 and 100-year storm. Therefore, the project will not increase storm water run-off from the site and it will not adversely affect the City's existing storm drain system, alter the existing storm drain pattern, exceed the capacity of the planned storm drain system or generate additional sources of polluted runoff.

g), h), i), and j) No impact. The subject property is within Zone X, according to FEMA Map number 06071 C8711 F, revised June 27, 2001. Zone X is defined as an "Area determined to be outside 500-year flood plain." As such, the proposed project will not place housing within a 100-year flood plain or impede or redirect flood flows. No large water bodies exist upstream that would cause a seiche, tsunami or mudflow and adversely affect the property. Based upon this information no adverse effects will occur as a result of this project due to flooding or related conditions. The proposed project will be required to comply with the policies and requirements of the existing Loma Linda General Plan.

IX. LAND USE AND PLANNING

a) No Impact. The subject property is surrounded by single-family development, and is adjacent to two (2) paved roadways that extend beyond the project boundaries and serve surrounding development. Due to the project's location and the existing surrounding development pattern the proposed project will not physically divide an established community.

b) and c) No impact. The subject property is vacant and based upon a completed biological survey of the site, no wetlands or endangered species were identified. No plan, policy or regulation is known to exist that will affect the property for the purpose of avoiding or mitigating an environmental effect. Neither the City nor the County has adopted a habitat conservation plan or natural community conservation plan that would affect the property.

The property has been designated for residential development on the City's existing General Plan Land Use Map. The Official Zoning Map shows the property to be in the A-1, Agriculture district, which is inconsistent with the existing General Plan. Approval of the proposed Zone Change to R-1, Single-Family Residence will eliminate the inconsistency.

X. MINERAL RESOURCES

a) and b) No impact. The City's existing General Plan indicates this area of the City undergoing urbanization and has been given a MRZ-3 classification. This classification is defined as an "area containing mineral deposits the significance of which cannot be evaluated from available data." Previous environmental documentation completed by the City indicates the area does not have known significant mineral resources. In addition, if such resources existed, their development would now conflict with existing residential development that currently surrounds the property. Based upon these facts the proposed project will not result in the loss of known mineral resources or the loss of a locally-important mineral resource recovery site

XI. NOISE

a) Less than significant with mitigation. The proposed project will be a continuation of the existing single-family development pattern. The impacts resulting from the development of the site will be similar to those that occurred on adjoining properties and that are currently exhibited in their operation. The City required the preparation of an acoustical analysis to ascertain the potential impact and appropriate mitigation to address train whistles currently heard in the area.

Acoustical Analysis

An acoustical analysis was prepared by Gordon Bricken & Associates for the proposed project and found that the project will not result in or be affected by adverse noise impacts. The findings of the noise analysis are contained in Table No. 2. The difference in terminology between an event and episode is that an event is a single noise while an episode is a rapid succession of a noise.

Table No. 2
Maximum Noise Levels of Individual Events

Source	Range of Noise Levels	Frequency of Events
Chain saw	57-65	3 events
Autos	66-79	61 events
Birds	49-66	6 episodes accounting for about 40 chirps
Aircraft	50-59	3 events
Train horn	Audible to 49	16 events
Dog	54-58	10 episodes accounting for about 75 barks.
Background ambient noise	38-42	Present all the time.

The acoustical analysis found that train whistle noises were audible only about half the time. The report noted, "that the highest frequency events and one of the most frequently occurring was autos on George Street. The lowest individual events were train horns. In fact, the train horn noise in this measurement occurred less frequently than the autos, birds, dog and the background ambient." (p. 5) The report also noted that the noise measures taken at the intersection of George Street and Bryn Mawr Avenue resulted in a noise measurement of 54.1 that included the added noise caused by birds and dogs. The noise caused by the train whistle had "no effect on the measured average level." (p. 5)

Construction and Operational Noise

The development of the site will generate noise during grading and construction related activities. These actions will not require unique procedures requiring blasting, for example, and are temporary in nature. Section 9.20.050 of the Loma Linda Municipal Code requires construction activities to cease between the hours of 10:00 p.m. and 7:00 a.m. This standard condition of approval is intended to reduce noise impacts to acceptable levels and will offset potential construction related impacts.

The proposed project will also generate noise during its operation, resulting from vehicle trips and children playing. However, these noise levels will not be adverse and are consistent with typical single-family neighborhoods. The acoustical analysis projected that future noise levels would increase to 58 dBA CNEL. The analysis also recommended mitigation measures as to the basic building shell characteristics. These characteristics are listed below in Table No. 3 and are identified as the recommended mitigation measures, unless other suitable and appropriate measures are proposed. Based upon these facts the proposed project will not: Result in exposure of persons to noise levels that exceed local standards, based upon the recommended mitigation measures; result in excessive vibration or; result in either a substantial permanent increase or a temporary increase in ambient noise levels.

Mitigations

- The recommended mitigation measures are contained in Table No. 3.

Table No. 3
Basic Building Shell Characteristics*

Shell	Construction
Exterior wall	7/8" Stucco or siding, 2"x4" studs, R-13 fiberglass insulation, drywall.
Windows	Dual pane
Door	Solid core wood with weather stripping
Roof	Shingle or tile over sheathing, R-19 fiberglass insulation, drywall, vented.
Floor	Carpeted, except kitchen and baths.

* These recommendations are acknowledged as some of the alternative methods available to achieve appropriate noise standards. Other suitable methods may be employed.

b), c), and d) Less than significant impact. Refer to the information provided in response to number a) above.

e) and f) No impact. The proposed project is not within two (2) miles of an airport. The closest public use airport is the San Bernardino International Airport (SBIA),

located approximately 3.5 miles from the project site. The previous response to Section VII Hazards, subsection e) and f) noted that the City of Loma Linda is not within the 60 dBA CNEL noise contour of the SBIA. No private airstrips are located within the vicinity of the subject property.

XII. POPULATION AND HOUSING

a), b), and c) No impact. The proposed project is surrounded by single-family housing and located adjacent to paved roadways that contain existing water and sewer lines. The project site is currently vacant and less than 10 acres in size. The proposed development is consistent with the existing General Plan Land Use designation and allowable density range. Adequate public facilities and services exist to meet the demands of the proposed project, although water line sizes may need to be upgraded to meet City standards. Based upon these factors the proposed project will not induce substantial population growth or displace substantial numbers of housing or people.

XIII. PUBLIC SERVICES

a) Less than significant impact. The proposed project will result in new housing units. However, with the imposition of standard conditions of approval the level of impact will be reduced to less than significant.

Fire protection – The City of Loma Linda's Fire Department will provide fire protection and emergency medical response to the project site. Fire Station No. 251 is located adjacent to the City offices at 11325 Loma Linda Drive. According to the City's Draft General Plan, the City also maintains a joint response/automatic aid agreement with the fire departments in Colton, Redlands, and San Bernardino in the event of an emergency.

The proposed project will generate additional calls for service for fire and medical services. The City has adopted development impact fees of \$51.00 and \$131.00 per single-family residence to pay for fire equipment and establishment of a future fire station, respectively. Prior to building permits being issued the City Fire Department will also review and approve the proposed site plans. Based upon these facts and standard conditions of approval the proposed project will not adversely affect fire protection services. The proposed project will comply with the policies and requirements of the adopted General Plan.

Police protection – According to the City's Draft General Plan, police protection within the City is obtained through a contract with the San Bernardino County Sheriff's Department with 12 sworn officers and five (5) non-sworn employees. The average response time is 3.25 minutes and the ratio of police officers to residents is 1 per 2,478. Lt. Hector Guerra of the San Bernardino County Sheriff's Department confirmed these figures and indicated that due to the size of the City no patrol routes

or beats have been established and that deputies operate principally by responding to calls for service. He also indicated the Department operates a small substation out of the City offices at 25541 Barton Road that allows citizens to file reports.

According to the City's Draft General Plan the average household size, based upon information in the 2000 Census, was 2.41 persons. This would potentially result in the addition of approximately 86 people. While the proposed project will generate an increased demand for law enforcement services, including crime investigation and responses to criminal acts, the proposed project will not significantly impact the Department's ability to provide service due to its relatively small size, excellent accessibility, and proximity to other development. Lt. Guerra did not indicate any concerns related to the Department's ability to provide service to the proposed project.

Schools – Public instruction for students within the project area is provided by the Redlands Unified School District for grades K-12. According to Terri Shira, Coordinator, Facility and Community Services for the Redlands Unified School District, the current student generation rate is .65 per dwelling. Based upon this generation factor the proposed project could result in a total of approximately 23 students. As part of established state law, the proposed project will be required to pay the current school impact fee of \$2.14 per square foot (adopted in 2002 and set in place for a two-year period) to reduce the potential impact of additional students.

Parks – According to the City's Draft General Plan the City of Loma Linda owns and administers nine (9) parks covering over 64 acres of developed parkland and nine (9) acres of undeveloped parkland. Demand for parks and recreation will increase as a result of the proposed project. The City requires the payment of Park and Recreation Development Impact fees on all new residential development. The City has adopted a park development fee (Quimby Act) of \$1,910.00 per residence to pay for the acquisition and development of parks. Due to this existing condition of approval the proposed project will not adversely affect city parks.

Other public facilities – Other facilities, such as libraries, roads, and drainage, will not be adversely impacted by the proposed project due to its limited size and the existence of development impact fees for city facilities, roads, and drainage. The fees imposed upon single-family development for these facilities are as follows:

- General City Facilities Fee: \$189.00/unit
- Traffic Signal/Bridge Fee: \$153.00/unit
- Storm Drain Fee: \$8,003.00/acre

Providing domestic water and wastewater collection is the responsibility of the City's Public Works Department. According to the City's Draft General Plan all of the City's water is obtained from groundwater wells in the Bunker Hill Basin. This Basin is replenished from snowmelt in the San Bernardino Mountains. The City also has

several emergency connections to the City of San Bernardino for additional domestic water. According to Jeff Peterson of the City's Public Works Department the average water demand per unit per day is 312 gallons. Therefore, the development of this project will require 11,232 gallons per day. The City has adopted a water service fee, the amount of which depends upon the size of the water meter. According to the Draft General Plan the City's water resources should be sufficient to meet the City's ultimate buildout demand.

The City of Loma Linda is responsible for the maintenance of sewer lines. Wastewater collection is provided by the City and conveyed to the San Bernardino Municipal Water Department for treatment. According to information contained in the Draft General Plan, the wastewater treatment facility has a capacity of 33 million gallons per day (gpd) and the San Bernardino Municipal Water Department indicated it currently processes 26.5 mgd. Mr. Peterson also indicated the per unit per day generation of wastewater is 250 gallons. This would result in the generation of 9,000 gallons of wastewater per day. This represents only .02 percent of plant capacity.

The City has adopted a sewer service fee, the amount of which depends upon the location of the site (Service Area 4, \$79.00 per fixture and \$1,422.00 per dwelling unit). The sewer capacity fees established for the construction and improvement of the wastewater treatment plant is \$3,500.00 dwelling unit. Due to these existing conditions of approval the proposed project will not adversely affect public facilities and services.

XIV. RECREATION

a) and b) Less than significant impact. As noted in Section XIII above, the demand for parks and recreation will increase as a result of the proposed project. Due to the size of the proposed project it is not expected that the proposed project will result in a significant impact upon the City's recreational facilities.

The City has also adopted Quimby Act fees for the acquisition and development of parks. Section 66477 of the *California Government Code*, which provides for the adoption of such this fee, allows funds to be collected "for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision." (Section 66477 (B)(3), *California Government Code*) As such, the standard condition requiring payment of the adopted park fees will offset the potential effect of new development upon existing recreational facilities and/or allow for the construction or expansion of such facilities for use by future residents.

XV. TRANSPORTATION/TRAFFIC

a) and b) Less than significant impact. The proposed project involves the construction of 36 single-family residences. The applicant authorized the preparation

of a traffic analysis for the project and found that it will generate 345 vehicle trips per day, with an a.m. peak hour of 27 vehicles and a p.m. peak hour of 36 vehicles. The traffic report analyzed adjacent intersections for existing and future conditions based upon the development of the site. The intersection of Bryn Mawr Avenue and George Street currently operates at a level of service (LOS) of A in both the a.m. and p.m. peak hours. The intersection of George Street and Buckingham Avenue operate at LOS B during the a.m. peak hour and LOS A in the p.m. peak hour. According to the traffic analysis the addition of future traffic from the proposed project will not change the LOS for existing area intersections. The most easterly proposed street in the new subdivision would align with Buckingham Avenue and not create a new intersection. The other new project street intersecting George Street is projected to operate at LOS B during the a.m. peak hour and LOS A during the p.m. peak hour.

The design of the surrounding street system reflects the Circulation Element of the City's General Plan and is based upon the estimated vehicular trips generated by the designated land uses and densities contained in the Land Use Element of the General Plan. The streets immediately adjacent to the project site are local residential streets that will convey traffic to larger arterial roadways in the vicinity, such as Mountain View and Barton Road. No traffic signals are recommended in the traffic analysis, but the report did recommend stop signs should be installed at the intersections of the new project streets and George Street and that both George Street and Bryn Mawr Avenue be widened to their ultimate half width street section. As a standard condition of approval the City requires the payment of development impact fees for traffic signal and bridge improvements to offset the potential impact of new development upon these facilities. New development is also typically required to improve adjacent streets to their full half width improvement standard, which will apply to George Street and Bryn Mawr Avenue. According to the Public Works Department, stop signs would be required at the new street intersections because they were previously installed at other area intersections. Based upon these findings the level of vehicle trips will not result in a substantial increase in traffic that will adversely affect the capacity of the existing street system or affect a level of service standard established by the County. The proposed project will be required to comply with the policies and requirements of the existing Loma Linda General Plan.

c), d), e), f), and g) No impact. The proposed project is not in close proximity to an existing airport, as noted previously in Section VII and, therefore, will not result in a change in air traffic patterns. The site is at the intersection of two (2) existing paved streets with adequate visibility along either adjoining roadway. The proposed internal street system will be designed consistent with the City's engineering and fire standards. As such, the proposed project will not increase design hazards. The proposed internal streets will provide adequate emergency access into and out of the proposed subdivision, consistent with City standards.

On-site parking for the occupancy of the proposed single family residences must comply with the City's existing zoning standards and will be evaluated at a

subsequent time in the City's development review process. The design or approval of the proposed project will not conflict with the City's ability to implement alternative transportation policies or programs. The proposed project will be required to comply with the policies and requirements of the existing Loma Linda General Plan.

XVI. UTILITIES AND SERVICE SYSTEMS

a), b), d), and e) Less than significant impact. As noted in the responses to Sections VIII and XIII, the proposed project will not adversely affect the ability to provide adequate wastewater treatment capacity. Wastewater conveyed to the San Bernardino Municipal Water Department will be generated from single-family residences and, therefore, does not contain hazardous materials or other materials difficult to treat or that will cause concerns upon their discharge from the treatment plant. The City's proposed Draft General Plan contains information that the projected amount of wastewater generated by future development will not exceed the City's established capacity allocation. In addition, the wastewater treatment provider did not indicate the treatment plant would be expanded within the future. The amount of wastewater generated by the proposed project will not be significant, as noted in Section VIII. Sewer pipelines currently exist in the streets around the subject property. The Regional Water Quality Control Board regulates the operation of the wastewater treatment plant. The City requires the payment of development impact fees as a standard condition for sewer service. The operation of the treatment facilities will not be affected by the proposed project.

The City's Draft General Plan indicated domestic water supplied from the Bunker Hill Basin would be adequate to meet the future demands of the City. The amount of water demanded by the proposed project will not be significant, as noted in Section VIII. No additional entitlements will be required to meet projected demands. No new or expanded water facilities, other than the extension of water lines, will be necessary to meet the demands of the proposed project.

c) No impact. The proposed project will not generate storm water runoff from the site based upon the *Preliminary Hydrology Analysis* prepared for the project. In addition, no tributary flows traverse the subject property due to the proximity of adjacent development. Therefore, no new or expanded storm water facilities will be required to meet the demands generated by the proposed project. The City also requires the payment of development impact fees as a standard condition of approval to provide for storm drain improvements.

f) and g) Less than significant impact. The proposed project will generate solid waste that will increase the amount of material disposed at area landfills. The El Sobrante Landfill, the Badlands Landfill, or the Lamb Canyon Landfill, all within Riverside County, could serve the proposed project. Based upon information from the Riverside County Waste Management Department, the daily permitted capacities of these landfills are as follows: Lamb Canyon landfill, 1,900 tons per day, although a

proposal to expand this to 3,000 is currently under review; Badlands Landfill, 4,000 tons per day; and; the El Sobrante Landfill is permitted to receive 10,000 tons daily. Mirtha Purkart of the County's Waste Management Department indicated that the City of Loma Linda may utilize Riverside County's landfills, but they do not have a contract with them. As such, solid waste from the City is considered "out of County" waste.

Utilizing data from the Integrated Waste Management Board, the estimated amount of solid waste generated by the proposed project will be approximately 130 pounds per day, based upon a resident daily disposal rate of 1.5 lbs. per day and a per unit population of 2.41 people. Since this rate will be negligible compared to the daily limits and capacity of the affected landfills, the proposed project will not adversely affect landfill capacity.

Waste Management is responsible for collection of solid waste material. By implementing the recycling and hazardous waste programs established by the City will help ensure that the solid waste directed to area landfills is reduced. Based upon the findings listed above area landfills have sufficient capacity to serve the proposed project and the entities responsible for solid waste collection will comply with appropriate federal, state, and local statutes.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) No impact. The project site is vacant and has been disked, thereby removing most vegetation on the site. A *General Biological Resources Report* was completed for the proposed project and, based upon a field survey and database search, did not find any endangered, threatened, or sensitive species or suitable habitat. The report also found that due to the project's isolated location with surrounding barriers to wildlife movement, the site is not suitable as a wildlife corridor. No drainage courses traverse the property and the biological report indicated that no jurisdictional waters exist on-site.

b) Less than significant impact. Due to the development of additional single-family housing, the proposed project has the potential to result in additional storm water runoff, generation of additional vehicular trips, demand for additional supplies of domestic water, generation of additional wastewater and solid waste, and raise ambient noise levels. However, based upon the completion of a *Preliminary Hydrology Analysis*, traffic study, *Acoustical Analysis*, and an evaluation of the demand for water and the generation of wastewater and solid waste, the level of increase caused by the proposed project will range from negligible to minimal due principally to the small size of the project.

c) Less than significant with mitigation. The proposed project is not located within an area that is subject to flooding or ground rupture due to a geologic fault. A *Limited Geotechnical Evaluation* did not identify other geologic or soil conditions

adverse to potential development. An *Acoustical Analysis* was completed for the proposed project and found that projected exterior noise levels will be less than 60 dBA and that existing train whistle noise is minimal at the site. The report did recommend construction techniques as mitigation measure to ensure interior noise levels can be achieved. Although typical construction techniques utilize energy conservation measures that reduce interior noise levels, consistent with adopted building code requirements, the recommendations of the report have been incorporated to identify some of the potential measures that can be employed to meet adopted criteria.

REFERENCES (List author or agency, date, title)

Acoustical Analysis, Tract 16650; prepared by Gordon Bricken & Associates, October 31, 2003.

CEQA Air Quality Handbook, prepared by the South Coast Air Quality Management District, April and November 1993.

City of Loma Linda General Plan.

City of Loma Linda Draft General Plan, prepared by LSA Associates, June 2004.

City of Loma Linda Zoning Ordinance.

Colunga, Raul; Assistant Planner, City of Loma Linda (909) 799-2830.

General Biological Resources Report; prepared by LSA, November 5, 2003.

Guerra, Hector; Lieutenant, San Bernardino County Sheriff's Department, (909) 387-3505.

Initial Study for General Plan Amendment GPA 03-01, Zone Change ZC 03-01, Parcel Map PM 03-01 (TPM 16120), Precise Plan of Design PPD 03-01, and Development Agreement; prepared by the Loma Linda Community Development Department, July 2, 2003.

Initial Study for Tentative Tract Map 16341 Loma Linda, California; prepared by Michael Brandman Associates, October 2002.

Integrated Waste Management Board Web Site, State of California, www.ciwmb.ca.gov

Limited Geotechnical Evaluation for the Property at George Street and Bryn Mawr Avenue, Loma Linda, San Bernardino County, California; prepared by GMU, Inc., June 19, 2003

Patterson, Gerald; Fire Prevention Inspector, City of Loma Linda (909) 799-2850.

Perry, John; Director of Water Reclamation, San Bernardino Municipal Water Department (909) 384-5108.

Peterson, Jeff; Associate Engineer, Loma Linda Public Works Department (909) 799-4644.

Preliminary Hydrology Analysis; prepared by Hunsaker & Associates Irvine, Inc., W.O. #1731-16 (undated).

Purkart, Mirtha; Riverside County Waste Management Department, (909) 486-3200.

Redlands, CA Quadrangle Map, U.S. Geological Survey, 1996.

Shira, Terri; Coordinator, Facility and Community Services, Redlands Unified School District (909)748-6730.

Snyder, Greg; Water Utilities Supervisor, City of Loma Linda, Public Works Department (909) 799-4410.

Soil Survey of San Bernardino County, Southwestern Part, California; United States Department of Agriculture, Soil Conservation Service, issued January 1980.

Tract 16650 Traffic Study; letter prepared by Transportation Engineering and Planning, Inc., November 3, 2003.

URBEMIS 2002 Air Quality program, prepared by the South Coast Air Quality Management District.

Attachment B

**Zone Change No. 03-03
(Council Bill No. 2004-09)**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL (R-1) FOR THAT AREA ON THE SOUTHEAST CORNER OF BRYN MAWR AVENUE AT GEORGE STREET (ZONE CHANGE 03-03)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from Agricultural (A-1) to Single Family Residential (R-1) zoning per Exhibit "A" attached hereto and made a part hereof:

That property generally described as approximately 9.1 acres lying on the southeast corner of Bryn Mawr Avenue and George Street.

Section 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 5. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 9th day of November 2004, and was adopted on the ___ day of _____ 2004 by the following vote to wit:

Ayes:

Noes:

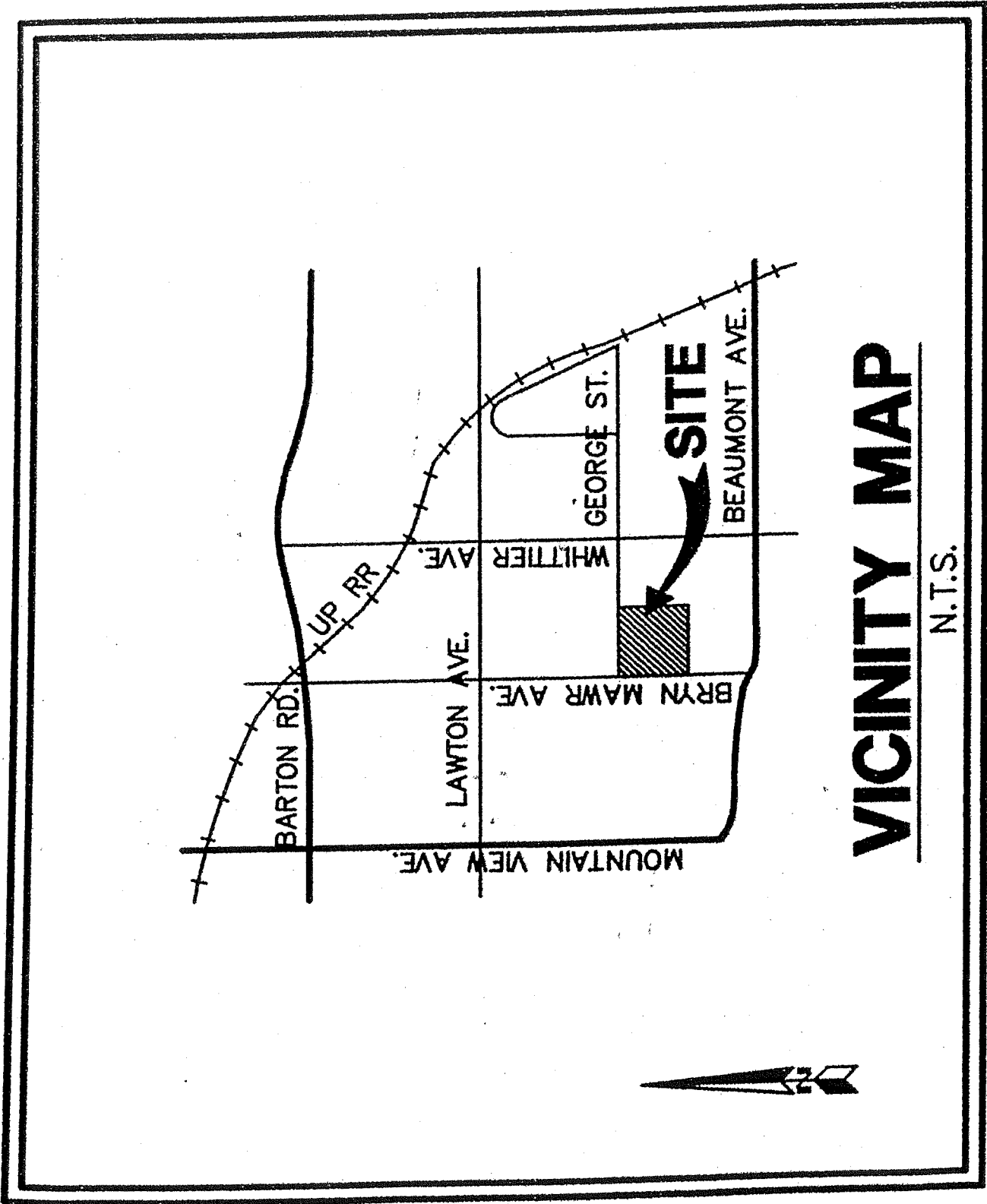
Abstain:

Absent:

Karen Gaio Hansberger, Mayor

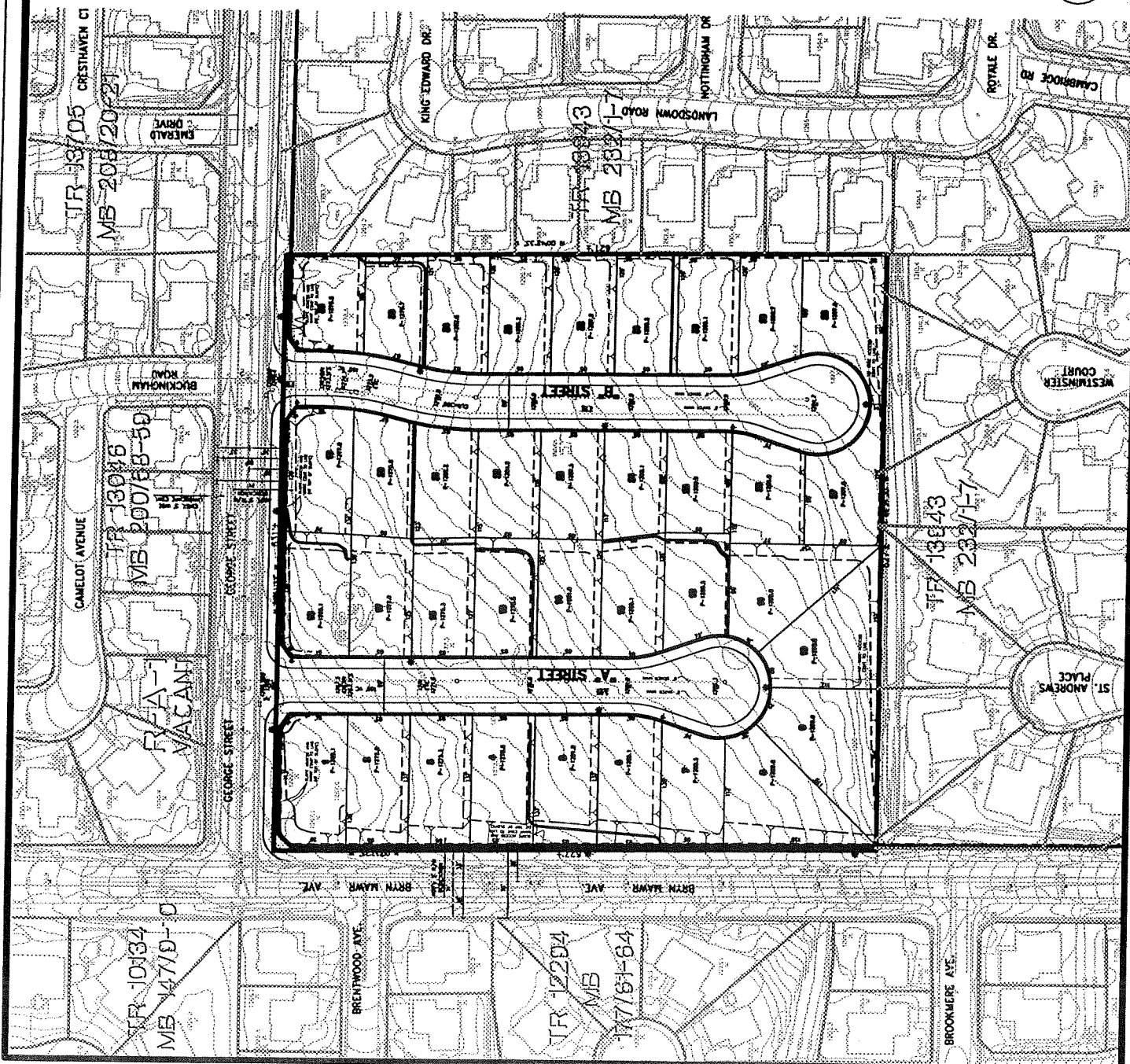
Attest:

Pamela Byrnes-O'Camb, City Clerk

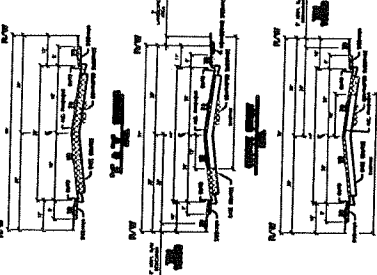


Attachment C

Tentative Tract Map No. 16650



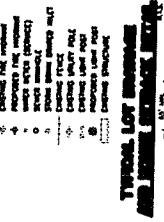
TYPICAL STREET SECTIONS



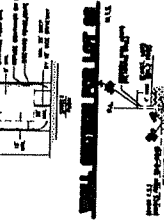
LOT AREA TABLE

LOT AREA IN SQ. FT.	LOT AREA IN AC.
100	0.0023
200	0.0046
300	0.0069
400	0.0092
500	0.0115
600	0.0138
700	0.0161
800	0.0184
900	0.0207
1000	0.0230
1100	0.0253
1200	0.0276
1300	0.0299
1400	0.0322
1500	0.0345
1600	0.0368
1700	0.0391
1800	0.0414
1900	0.0437
2000	0.0460
2100	0.0483
2200	0.0506
2300	0.0529
2400	0.0552
2500	0.0575
2600	0.0598
2700	0.0621
2800	0.0644
2900	0.0667
3000	0.0690
3100	0.0713
3200	0.0736
3300	0.0759
3400	0.0782
3500	0.0805
3600	0.0828
3700	0.0851
3800	0.0874
3900	0.0897
4000	0.0920
4100	0.0943
4200	0.0966
4300	0.0989
4400	0.1012
4500	0.1035
4600	0.1058
4700	0.1081
4800	0.1104
4900	0.1127
5000	0.1150
5100	0.1173
5200	0.1196
5300	0.1219
5400	0.1242
5500	0.1265
5600	0.1288
5700	0.1311
5800	0.1334
5900	0.1357
6000	0.1380
6100	0.1403
6200	0.1426
6300	0.1449
6400	0.1472
6500	0.1495
6600	0.1518
6700	0.1541
6800	0.1564
6900	0.1587
7000	0.1610
7100	0.1633
7200	0.1656
7300	0.1679
7400	0.1702
7500	0.1725
7600	0.1748
7700	0.1771
7800	0.1794
7900	0.1817
8000	0.1840
8100	0.1863
8200	0.1886
8300	0.1909
8400	0.1932
8500	0.1955
8600	0.1978
8700	0.2001
8800	0.2024
8900	0.2047
9000	0.2070
9100	0.2093
9200	0.2116
9300	0.2139
9400	0.2162
9500	0.2185
9600	0.2208
9700	0.2231
9800	0.2254
9900	0.2277
10000	0.2300

TYPICAL LOT MESSAGE



TYPICAL LOT MESSAGE



APPLICANT:

TR-13043
MB 200/BB-50

LAND OWNER:

TR-13043
MB 200/BB-50

ENGINEER/REPRESENTATIVE:

TR-13043
MB 200/BB-50

LEGAL DESCRIPTION:

TR-13043
MB 200/BB-50

GENERAL NOTES:

TR-13043
MB 200/BB-50

UTILITIES & SERVICE PROVIDERS:

TR-13043
MB 200/BB-50

SCHOOL DISTRICT:

TR-13043
MB 200/BB-50

TELEPHONE:

TR-13043
MB 200/BB-50

CABLE:

TR-13043
MB 200/BB-50

STREET:

TR-13043
MB 200/BB-50

DATE PREPARED:

TR-13043
MB 200/BB-50

DATE PREPARED:

TR-13043
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TR-13043
MB 200/BB-50

DATE PREPARED:

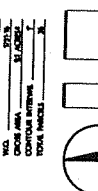
TR-13043
MB 200/BB-50

DATE PREPARED:

TR-13043
MB 200/BB-50

TENTATIVE TRACT NO. 10650

PREPARED BY: [Signature]



DATE PREPARED: AUG 11, 2004

Attachment D

Conditions of Approval

ATTACHMENT D

CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 16650

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

1. COMMUNITY DEVELOPMENT DEPARTMENT

- 1.1 Within two years of this approval, the Tentative Tract Map shall be exercised or the permit/approval shall become null and void.

PROJECT:

TENTATIVE TRACT MAP NO. 16650
PRECISE PLAN OF DESIGN (PPD) NO. 04-07

EXPIRATION DATE:

NOVEMBER 9, 2006
NOVEMBER 9, 2005

- 1.2 In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
- 1.3 The proposed subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC).
- 1.4 Mitigation measures listed in the Mitigated Negative Declaration shall be made conditions of this project.
- 1.5 The applicant shall submit proposed street names to the Community Development Department for review by the Historical Commission and the approval of the City Council pursuant to the City of Loma Linda Park and Facilities Names Policy Procedure.
- 1.6 The project and future development and/or improvements shall conform to the approved set of plans depicting site design, layout and aesthetics of the housing product.

- 1.7 The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
- 1.8 The trash receptacle location and design shall be approved by the waste hauler company and written proof of the approval shall be provided to the Community Development Department prior to issuance of building permits.
- 1.9 All plans for building construction shall comply with the latest edition of the California Building Code (CBC).
- 1.10 A water test shall be required to determine if water is aggressive to copper or metal pipe. The Ph and dissolved oxygen contents must be provided in the water test and results submitted to the Building Division prior to issuance of building permits. If plastic pipe is proposed, approval from the Building Division shall be required prior to issuance of building permits.
- 1.11 Approval of TTM 16650, ZC 03-03 and PPD 04-07 is contingent upon the applicant and property owners signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.

Architecture

- 1.12 A phasing plan shall be submitted to the Community Development Department for review and approval prior to issuance of any permits. The plan shall illustrate the location of models, proposed temporary fencing for the models, location and quantity of parking spaces for the models, temporary sales offices and construction trailer.
- 1.13 The Loma Linda Connected Communities Hub structure located in the structure behind Lot 5 & 6 shall be completed prior to occupancy of phase one.
- 1.14 Sales model complex and common areas shall provide access to disabled persons. Provide notes to indicate accessible paths of travel to the sales area including pedestrian gates, sidewalks and accessible parking. A parking space at the model complex area shall be designated as van accessible with an eight-foot aisle.

- 1.15 The applicant shall note on the final plans that a six-foot-high chain-link fence shall be installed around the site prior to building construction stages. Gated entrances shall be permitted along the perimeter of the site for construction vehicles.
- 1.16 The front door of Plan 2 shall be increased in size and/or add a sidelight adjacent to the door.
- 1.17 An additional dormer shall be added above the garage on Plan 1 to provide a window in the loft area.
- 1.18 A smooth hand trowel stucco finish shall be applied to the Spanish and Cottage styles.
- 1.19 The two front windows on the first floor of Plan 2AR shall be arched.
- 1.20 Garage doors shall be installed that are more in keeping with a carriage door style. Review and approval shall be required by the Community Development Department.
- 1.21 The "S" roof tile on the Spanish styles shall be a large size "S" tile.
- 1.22 The roof tile on the Cottage style plan shall be installed with a ½ inch stagger offset.
- 1.23 The three decorative clay pipe vents on the Spanish style plans shall be placed closer together to appear more authentic.
- 1.24 Two additional Plan 1 models shall be incorporated into the project and preferably one added to each street.
- 1.25 The front doors shall match the styles of architecture for each house. Review and approval by the Community Development Department shall be required.
- 1.26 All colors and materials shall be reviewed and approved by the Community Development Department prior to issuance of building permits.
- 1.27 The architectural style of the same house plan shall not be side by side. The same color/material schemes of any plan shall not be side by side or across a street.
- 1.28 Final street light style and specifications shall be included in the working drawings, subject to review and approval of the Public Works and Community Development Departments prior to issuance of permits for the production homes.

- 1.29 Brick veneer shall extend to the front door on the left side elevation of the Plan 2B model. Stone veneer should extend to the side yard fence line on the right side elevation and to the front door on the left side elevation of the Plan 2C model.
- 1.30 Wood siding shall be utilized to cover the blank front space of the side loaded garage next to the brick veneer on the Plan 2D model.
- 1.31 The right side of the Plan 2 model shall be enhanced with another window on the first and second floor. This would involve the master bedroom and family room, respectively.
- 1.32 Where appropriate and where space permits, the applicant shall provide shutters on all larger windows for more visual interest. Modified elevations shall be reviewed and approved by the Community Development Department.
- 1.33 Porch columns where provided, shall include both 6 inch and 8 inch sizes.
- 1.34 A wraparound porch shall be placed on Lot 18. Review and approval of site plan illustrating the wrapped porch shall be conducted by the Community Development Department.
- 1.35 The applicant shall work with staff to provide a variety of garage doors that are more in keeping with the design of the architecture. The top panel shall include panel lites.
- 1.36 The mailbox kiosks shall be architecturally enhanced. The final mailbox architectural details indicating color and exterior treatment shall be included in the working drawings, subject to review and approval of the Community Development Department and prior to issuance of permits for the production homes.
- 1.37 On Plan 1, the size of bedroom 2 shall be increased to 12 feet X 10 feet. The garage shall be recessed back two to three feet back from the porch. The front entry shall be revised to either open on to the porch where the window is shown or redesigned to open at an angle.

Landscaping

- 1.38 All shrubs proposed in the front yards, and exterior side yards, which are planted by the developer, shall be a minimum of five gallon in size. A minimum of two, 24-inch box size trees are required for the individual lots.
- 1.39 Minimum 36-inch size box trees are required for the Landscape Maintenance District (LMD) areas along George Street and Bryn Mawr Avenue and for the parkways along the two interior streets.

- 1.40 The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
- 1.41 Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan, and these conditions of approval.
- 1.42 All fencing around the yard areas shall be installed with the houses and shall be illustrated on the final landscape plan.
- 1.43 Side and rear yard wood fencing shall incorporate vinyl material. The color shall not be white and shall be approved by the Community Development Department prior to issuance of building permits.
- 1.44 The block wall along the northern and western tract boundary shall be slumpstone block on the exterior in order to be compatible with the surrounding neighborhood.
- 1.45 A pedestrian walkway shall be provided directly from the front entry to the sidewalk.
- 1.46 A concrete pedestrian walkway shall be provided from the driveway to the side yard gate where the receptacle containers are stored. A pad for the receptacle containers shall be provided and reviewed by the Community Development Department prior to issuance of building permits. The pad shall be large enough to accommodate three containers.
- 1.47 Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modification to the placement of one street tree, as specified, in front of each house shall be reviewed and approved by the Community Development Department prior to issuance of permits.
- 1.48 Root guards shall be placed around the roots of all trees to be planted in the front, exterior side yards, and in the Landscape Maintenance District (LMD) areas.
- 1.49 The developer shall provide landscaping for the front yard, exterior side yard for each dwelling unit and shall also provide landscaping for all the Landscape Maintenance District (LMD) areas.
- 1.50 A six (6) foot retaining wall shall be constructed adjacent to the east lot line of Lot 36. The block wall shall be split face block with landscaping planted adjacent to the wall to soften the wall appearance. The colors, materials, and plant species shall be reviewed and approved by the Community Development Department.

- 1.51 A landscaped courtyard shall be provided on all the Plan 2 units.

Noise

- 1.52 Indicate the location of air conditioner condensers in the yards and address the noise level issues according to City of Loma Linda Noise Ordinance.
- 1.53 During construction of the site, the project shall comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that exterior construction activities and any interior construction activities that would affect exterior noise levels cease between the hours of 6:00 p.m. to 7:00 a.m.
- 1.54 All windows shall be dual paned.
- 1.55 Entry doors, sliding glass doors, and French doors should be well-weather stripped solid fiberglass and solid core steel clad entry doors. The weather-stripping around the entire perimeter of the doors should consist of neoprene bulb gaskets that are compressed when the doors are closed to form an airtight seal. A wooden astragal with neoprene bulb gaskets should be used at double doors to ensure an airtight seal.
- 1.56 The interior noise standard of 45 dBA is to be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed.
- 1.57 Exterior walls at all units should be constructed with gypsum wallboard interior, 7/8" stucco exterior, with minimum R-13 insulation batts between the studs. All joints should be well fitted and/or caulked to form an airtight seal.
- 1.58 The roof system at all units should have tile over sheathing, R-19 fiberglass insulation, drywall, and vented.
- 1.59 Interior sound absorption within the units should be achieved with carpet (having a minimum 5/16" thick pile) and pad in all habitable rooms, with the exception of kitchens and bathrooms.

Cultural Resources

- 1.60 If human remains were discovered during construction activities, all work in the area shall be suspended and the San Bernardino County Coroner shall be notified of the discovery. Work shall not resume until the Coroner has approved resumption of activities.

- 1.61 In the event that fossil resources are uncovered during construction, a qualified vertebrate paleontologist must be retained to develop a program to mitigate for impacts to nonrenewable fossil resources.
- 1.62 Should potentially significant buried cultural resources be uncovered during construction, such resources should be tested by a qualified archaeologist for historical significance prior to continuing construction or grading.

2. PUBLIC SAFETY DEPARTMENT

- 2.1 All conditions applicable to Tract 16650 shall apply to work done within the Tract under this or other PPD.
- 2.2 All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
- 2.3 Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and as further modified herein, all future buildings to be constructed within the area of the tract shall be equipped with fully automatic fire sprinkler systems meeting the requirements of National Fire Protection Association (NFPA) 13D. Garage coverage is recommended.
- 2.4 Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler systems shall be submitted to Fire Prevention for review and approval prior to installation.
- 2.5 A utility improvement plan showing the proposed locations for fire hydrants shall be submitted to Fire Prevention for review and approval as part of the plan review process (may be done in conjunction with Public Works Engineering plan review).
- 2.6 Building addresses shall be assigned by the Public Safety Department upon submittal of a working copy of the Final Tract Map.

3. PUBLIC WORKS DEPARTMENT

- 3.1 Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of all permits.
- 3.2 At the time of Final Tract Map submittal, include the following: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title

report. The traverse calculation sheets to show error of closure. Inverse calculations will not be acceptable for plan check review.

Soils/Geology/Grading

- 3.3 Submit grading plans, preliminary soils report and hydrology/hydraulic study to the Public Works Department for review and approval. The precise grading plan for the project must be approved prior to issuance of any building permits. NPDES regulations apply. A copy of your approved SWPPP and NOI issued by the State Water Resources Control Board shall be submitted to the Public Works Department.
- 3.4 Submit and obtain Public Works Department approval of an erosion/sediment control plan to minimize potential increases in erosion and sediment transport during short-term construction and long-term operational activity prior to issuance of any grading or building permits.
- 3.5 Dust control will be made a condition of the grading plans for this project.
- 3.6 Submit structural design and location for any required walls for review by the Building and Safety Department.
- 3.7 Submit geology report, prepared by a licensed engineering geologist, filed with and approved by the Public Works Department prior to recordation. Submit deposit to cover the costs of the review with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. Pay review costs in full prior to recordation of the Final Map.
- 3.8 Soil sampling and analysis of visibly stained soils will be conducted prior to any grading or earthmoving activities. Certification that this work has been completed by a licensed engineering geologist, filed with and approved by the Public Works Department, shall be provided prior to the issuance of any grading permits. Any soil that is determined to contain contaminants in hazardous concentrations will be properly treated and/or removed by a qualified hazardous waste company.
- 3.9 Submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department.
- 3.10 Grading operations for the site will be conducted over the entire site to ensure that soil mixing and aeration to a depth of at least 4 feet below ground surface will occur.

- 3.11 The precise grading plan for the project must be approved by the City of Loma Linda prior to issuance of any building permits.
- 3.12 Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.

Street Improvements

- 3.13 Install or bond for all off-site improvements prior to recording the final map.
- 3.14 Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets to the standards of the City of Loma Linda. The Director of Public Works /City Engineer shall approve street widths.
- 3.15 Street light locations are to be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
- 3.16 Any streets damaged as a result of new services will be repaired as required by the Public Works Department prior to occupancy.
- 3.17 Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
- 3.18 Install street name signs and traffic control signs with locations and types approved by the Public Works Department prior to occupancy.
- 3.19 "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
- 3.20 Slurry seal prior to final bond release or a cash payment made in lieu of slurry seal, after all houses are constructed.
- 3.21 Submit a thorough evaluation of the structural road section, from a qualified soil engineer, to the Public Works Department. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3-1/2" A.C./6" C.A.B. for local streets and 4" A.C./6" C.A.B. for collector streets. The Public Works Department will provide the traffic index.
- 3.22 Design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

Dedication

- 3.23 Dedicate by Final Map or separate document an additional 5 feet on George Street and 5 feet on Bryn Mawr Avenue.
- 3.24 Vehicular access rights on Bryn Mawr Avenue shall be dedicated to the City of Loma Linda.
- 3.25 Public utility easements shall be dedicated to cover all utilities either by map or separate document.
- 3.26 Stripe and sign for bike lanes on roadways designated by the City for bike lanes.
- 3.27 Dedicate interior street rights-of-way and all necessary easements by Final Map or separate document.
- 3.28 All lettered lots including areas to be landscaped in front of project boundary walls or fences, along project street frontages and on major slopes shall be annexed to the City's Landscape Maintenance District in accordance with City policy. The Homeowners Association will be responsible for maintenance of the areas within the tract.
- 3.29 Landscape Maintenance District annexation proceedings completed prior to final map approval.
- 3.30 Provide dedication of Right-of-way, including off-site to transition traffic and drainage flows from proposed to existing, to the City.

Hydrology/Drainage

- 3.31 All lots shall drain to streets. All additional drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
- 3.32 Provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. Design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.
- 3.33 Provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.

- 3.34 A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.
- 3.35 All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- 3.36 Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

Utilities

- 3.37 Sewage connection to be to the City of Loma Linda system.
- 3.38 City of Loma Linda to be water purveyor.
- 3.39 Provide all utility services to each lot, including sanitary sewers, water, electric power, cable, gas, and telephone. Each lot shall be separately metered. All utilities are to be underground.
- 3.40 Provide a non-potable water system to service landscaped areas along George Street and Bryn Mawr Avenue in accordance to the Landscape Maintenance District requirements.
- 3.41 All fire hydrants and their distribution mains shall be made part of the Public System.
- 3.42 The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.

- 3.43 Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
- 3.44 Improvement plans are to include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.

Construction

- 3.45 Obtain a permit prior to any construction within the City's right-of-way.
- 3.46 Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services.
- 3.47 No commencement of public street work, except rough grading, until dedication for that street has been recorded.
- 3.48 All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- 3.49 Comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit program, prior to the issuance of grading permit. A notice of intent issued by the State is required.
- 3.50 During construction of the proposed improvements, equipment shall be properly maintained offsite, any leaks or spills shall be promptly contained and properly disposed.
- 3.51 Comply with the prevailing City standards and requirements at the time of construction.
- 3.52 Provide, to the maximum extent practicable, for the recycling and reuse of existing materials. Coordinate with the Public Works Department to obtain a list of recyclable/reusable materials and recycling vendors. Provide a report of materials recycled/reused; report to include type of materials and quantities of materials recycled/reused.
- 3.53 Prior to construction of the proposed improvements, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person) during demolition debris transport and other construction related truck hauling activities.

- 3.54 The site shall be treated with water a minimum of twice per day, or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.
- 3.55 George Street, Bryn Mawr Avenue, and other proposed on-site streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. The site access haul road will be watered a minimum of twice daily. Timing may vary depending upon time of year of construction.
- 3.56 Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
- 3.57 Vehicle speeds shall be restricted to less than 15 miles per hour on unpaved portions of the site.

4. CC & R'S

- 4.1 The applicant shall provide by CC&R's requiring owners to maintain the architecture and character of the buildings, and keep the properties in a neat, orderly, and well maintained manner prior to issuance of building permits.
- 4.2 The applicant shall be required to set up a Homeowners' Association (HOA).
- 4.3 Prior to approval of the final map, all organizational documents for the project including any deed restrictions, covenants, conditions, and restrictions shall be submitted to and approved by the Community Development Department and City Attorney's office. Costs for such review shall be borne by the subdivider. A copy of the final documents shall be submitted to the Community Development Department after their recordation. CC&Rs shall include but not be limited to the following provisions:
 - A. Since the City is interested in protecting the public health and safety and ensuring the quality and maintenance of common areas under control of a Homeowners' Association, the City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has interest, as reflected by the following B through M. However, the City shall not be obligated to enforce the CC&Rs.
 - B. The requirement that Homeowners' Association bylaws be established.
 - C. Provisions for effective establishment, operation, management, use, repair and maintenance of all landscaped areas, walls and fences.

- D. Membership in any Homeowners' Association shall be inseparable from ownership in individual dwelling units.
- E. Architectural controls shall be provided and may include but not be limited to provisions regulating exterior finishes, roof materials, fences and walls, accessory structures such as patios, sunshades, trellises, gazebos, awnings, room additions, exterior mechanical equipment, television and radio antenna.
- F. Maintenance standards shall be provided for applicable items listed in Section C above in CC&Rs. Examples of maintenance standards are shown below:
 - (1) All common area landscaping and private lawn areas visible from any public way shall be properly maintained such that they are evenly cut, evenly edged, free of bare or brown spots, free of debris and free of weeds above the level of the lawn. All planted areas other than lawns shall be free of weeds, dead vegetation and debris. All trees and shrubs shall be trimmed so they do not impede pedestrian traffic along the walkways. All trees shall also be root pruned to eliminate exposed surface roots and damage to sidewalks, driveways and structures.
 - (2) Common areas shall be maintained in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance such as to be detrimental to public health, safety or general welfare, or that such a condition of deterioration or disrepair cause harm or is materially detrimental to property values or improvements within the boundaries of the subdivision and Homeowners' Association, to surrounding property, or to property or improvements within the project.
- G. Residents shall not store or park any non-motorized vehicles, trailers regardless of length, or motorized vehicles that exceed 7 feet high, 7 feet wide or 20 feet long in any parking or driveway area except for purpose of loading, unloading, making deliveries or emergency repairs except that the Homeowners' Association may adopt rules and regulations to authorize exceptions.
- H. The Homeowners' Association is responsible for monitoring and enforcing any and all parking regulations as they apply to private property. Individual property owners shall park vehicles in garage spaces. Storage

of personal items may occur in the garages only to the extent that vehicles may still be able to be parked within the required garage spaces.

- I. All utility services serving the site shall be installed and maintained underground as depicted on the site plan.
- J. The Homeowners' Association shall be required to file the names, addresses, and telephone numbers of at least one member of the Association Board and where applicable, a Manager of the project before January 1st of each year with the City of Loma Linda Community Development Department for the purpose of contacting the association in the case of emergency or in those cases where the City has an interest in CC&R violations.
- K. Perimeter project block walls to be constructed on private property shall be maintained and replaced, if necessary by a Homeowners' Association. This shall not preclude a Homeowners' Association from assessing charges to individual property owner for structural damage to the wall or fence.
- L. No amendment to alter, modify, terminate or change the Homeowners' Association's obligation to maintain the common areas and the project perimeter wall or other CC&R provisions in which the city has an interest, as noted above, or to alter, modify, terminate or change the City's right to enforce maintenance of the common areas and maintenance of the project perimeter wall, shall be effective without the prior written approval of the City of Loma Linda Community Development Department.
- M. Maintenance of all manufactured slopes on individual numbered lots shall be the responsibility of the individual property owners.

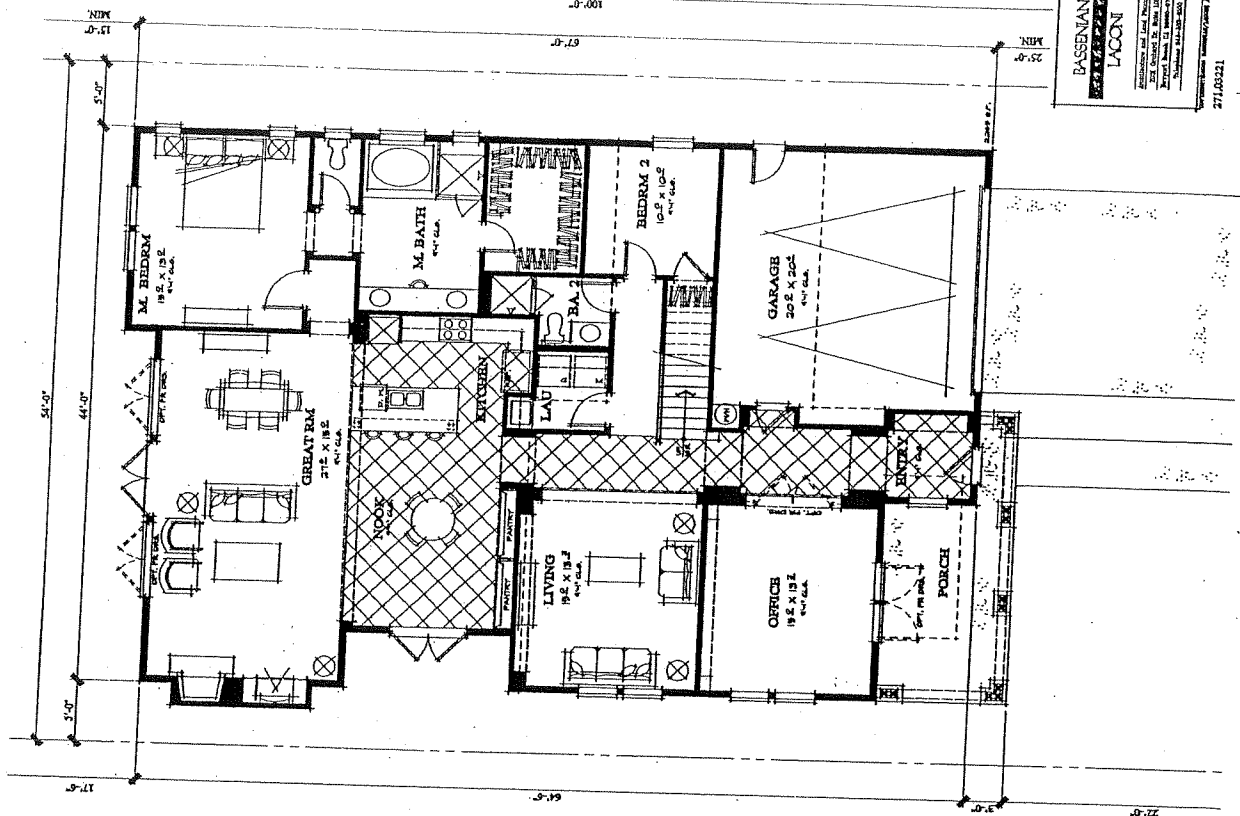
5. FEES/PERMITS/BONDING

- 5.1 Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$35.00 (*thirty five dollars*) to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

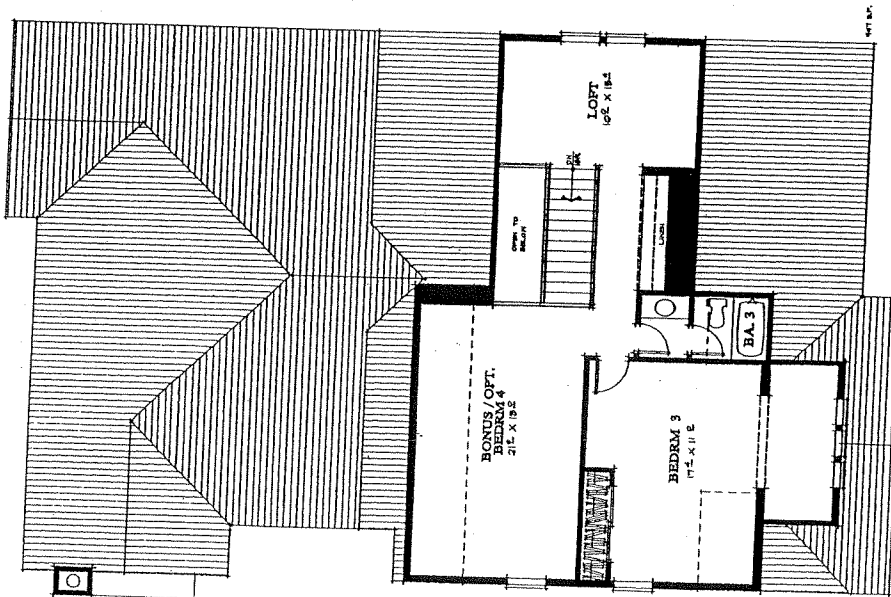
- 5.2 Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
- 5.3 Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits.
- 5.4 Park In Lieu fees are required to offset the potential effect of new development upon existing recreational parks within the project area.
- 5.5 Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.
- 5.6 Submit proof of payment from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department prior to the issuance of any building permits.
- 5.7 Bond all required road, drainage, grading, water, sewer, and landscaping improvements in accordance with City Development Code unless constructed and approved prior to recordation of Final Map. No commencement of public street work until the dedication for that street has been recorded. No releasing of a deposit posted for erosion control and monummentation prior to completion of all on-site construction.
- 5.8 All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.

Attachment E

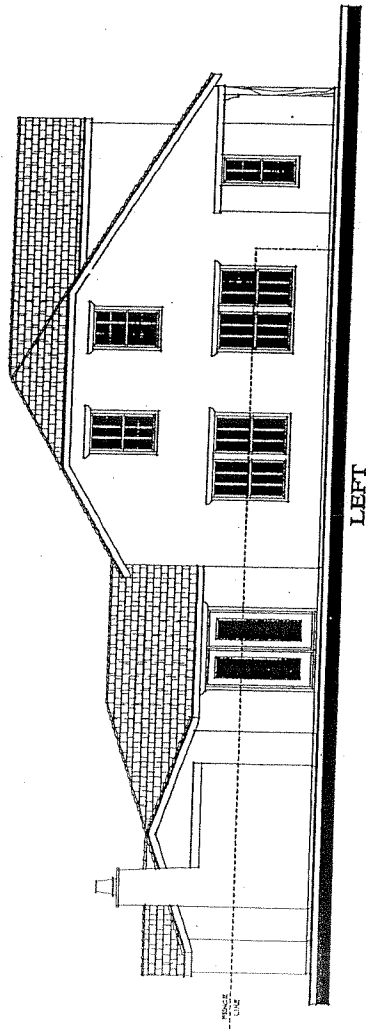
Floor Plans & Elevations



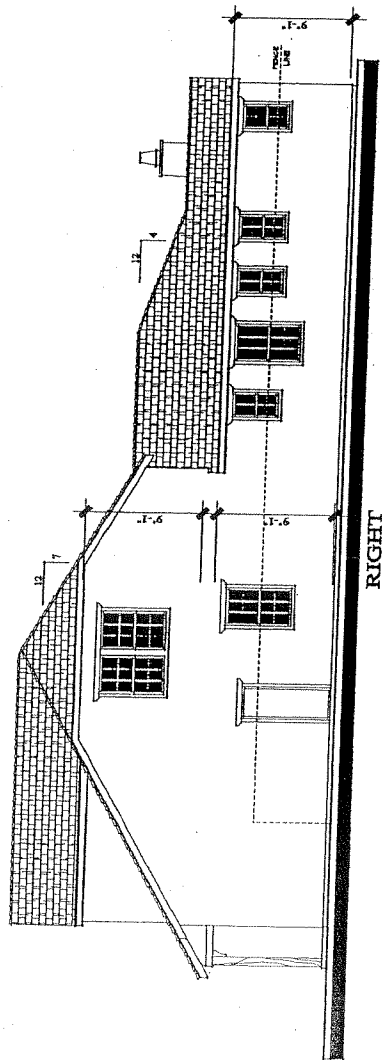
BASSENIAN
 LACON
 271.00221



Loma Linda
 Plan 1 3,212 s.f.
 Trimark Pacific Homes



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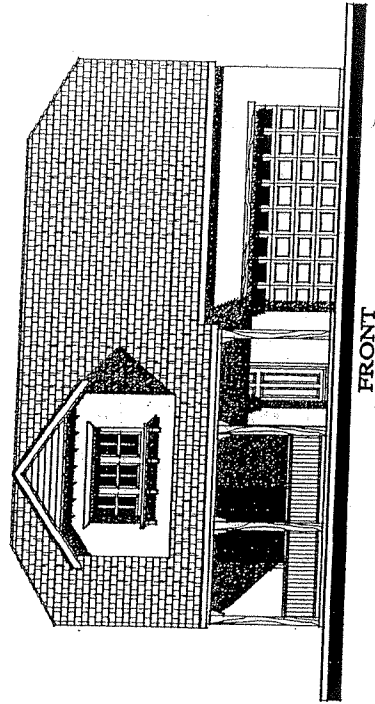


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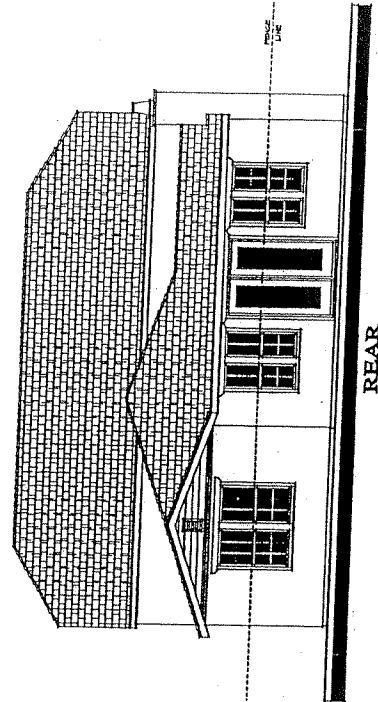
Loma Linda

Plan 1 'C' Elevations

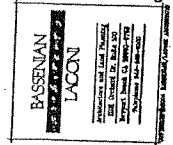
Trimark Pacific Homes



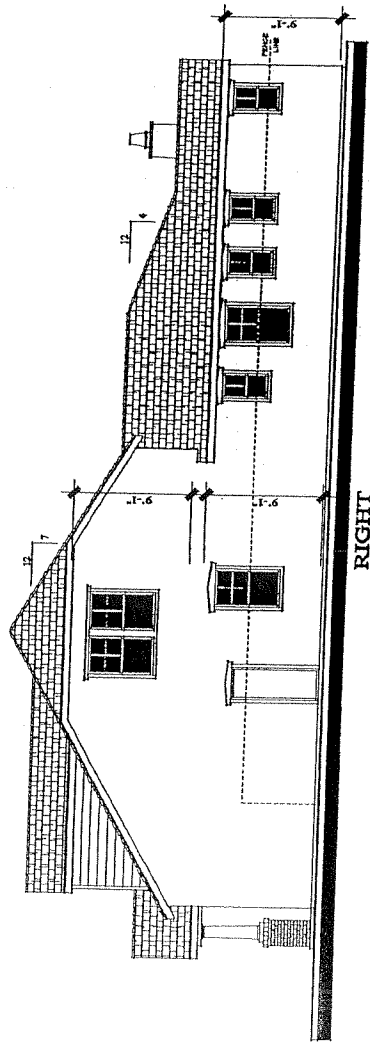
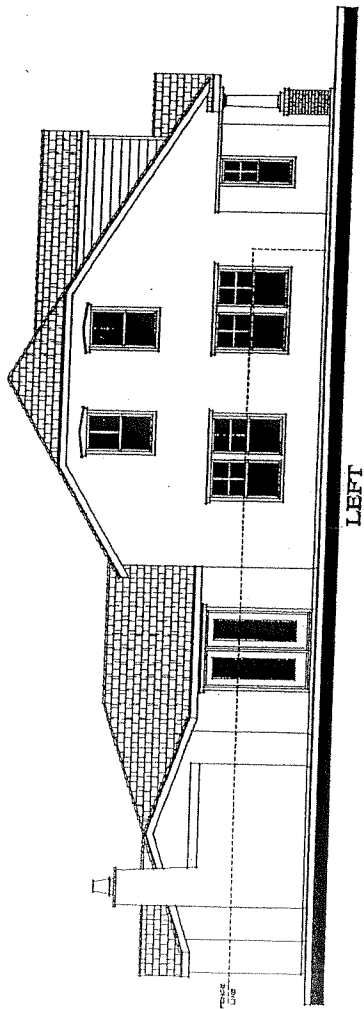
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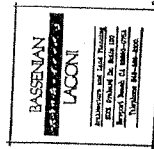
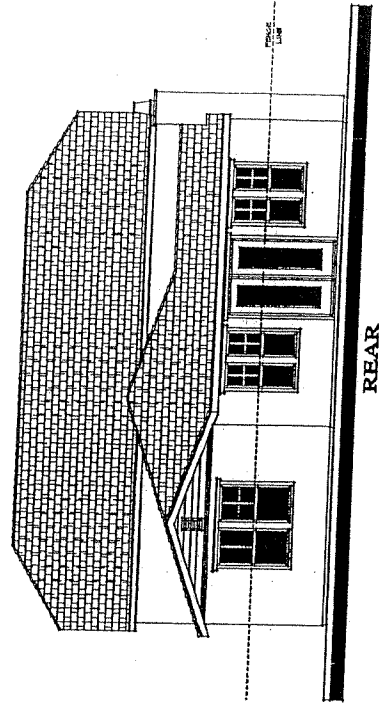
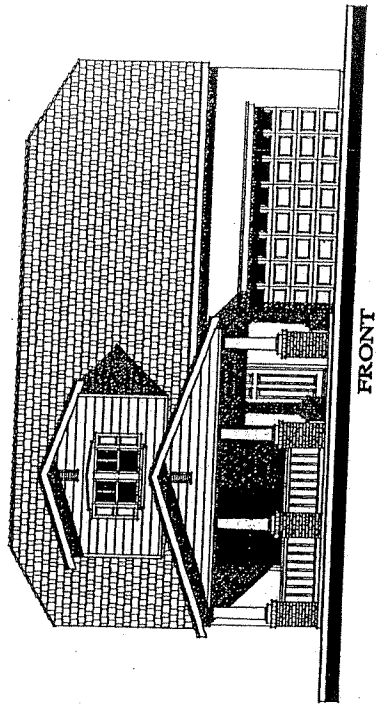
271.02221 09.26.04



Loma Linda

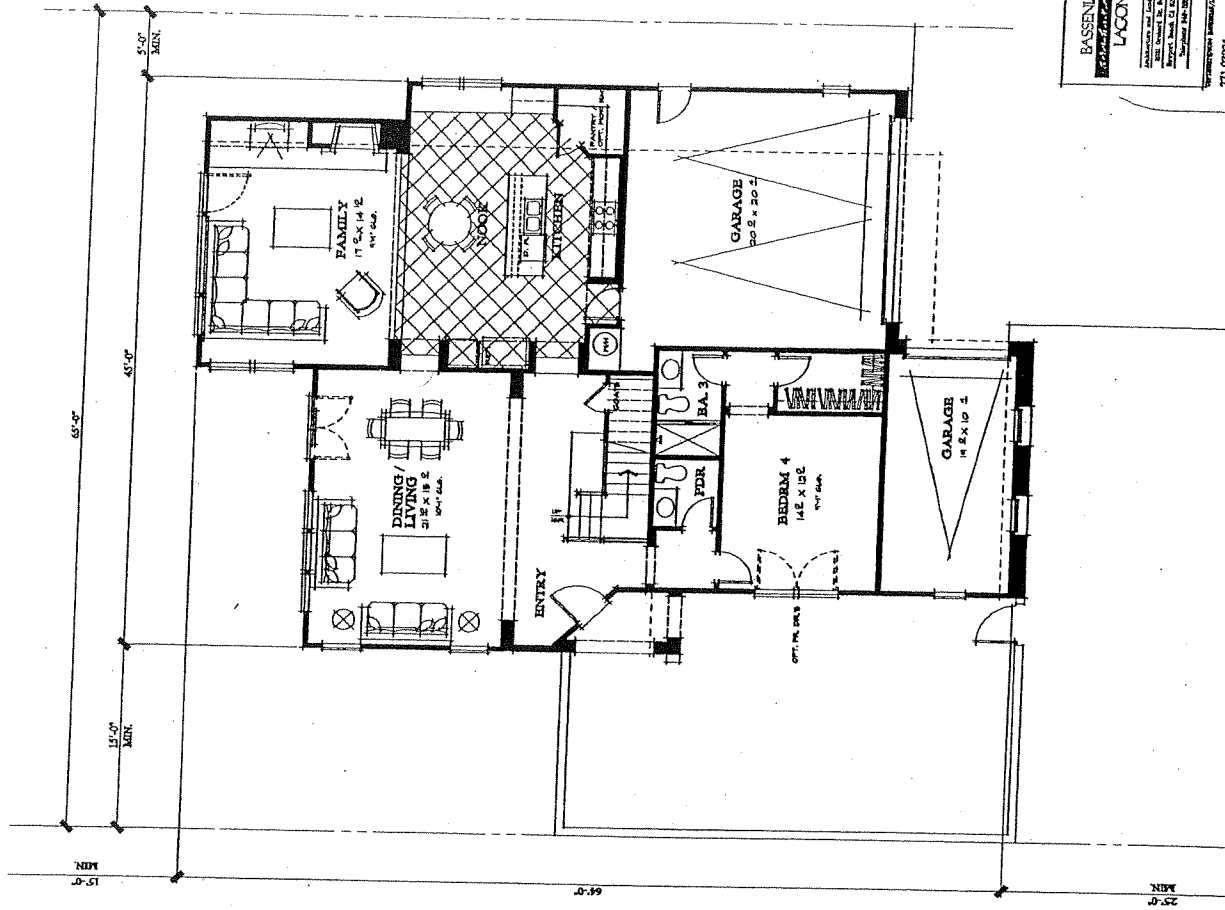
Plan 1 'D' Elevations

Trimark Pacific Homes



092404

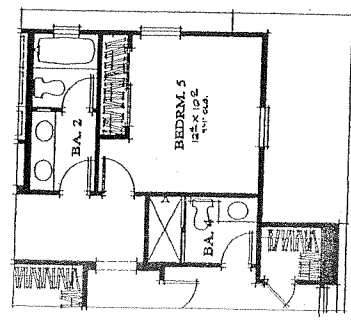
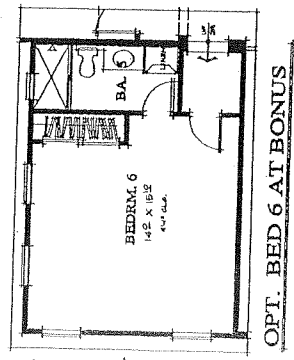
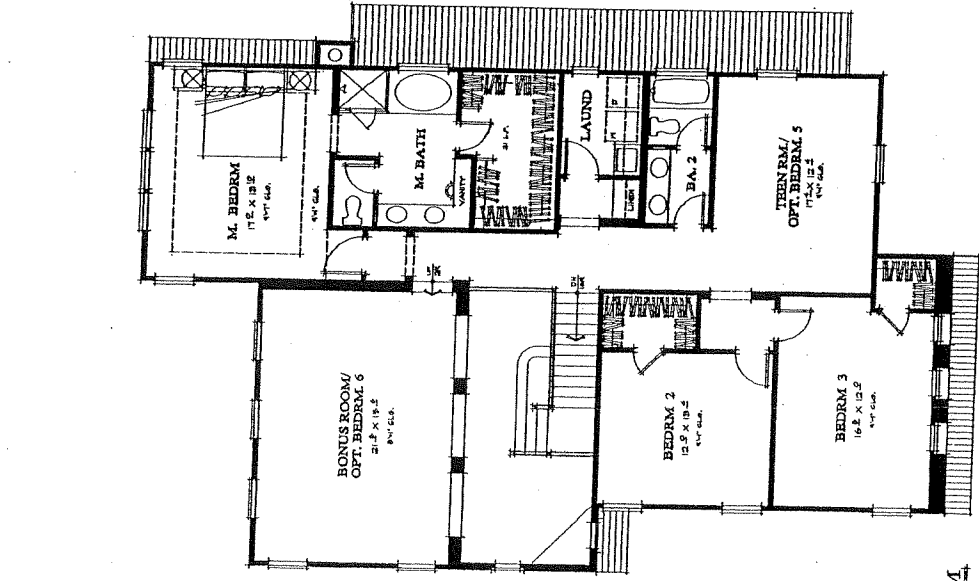
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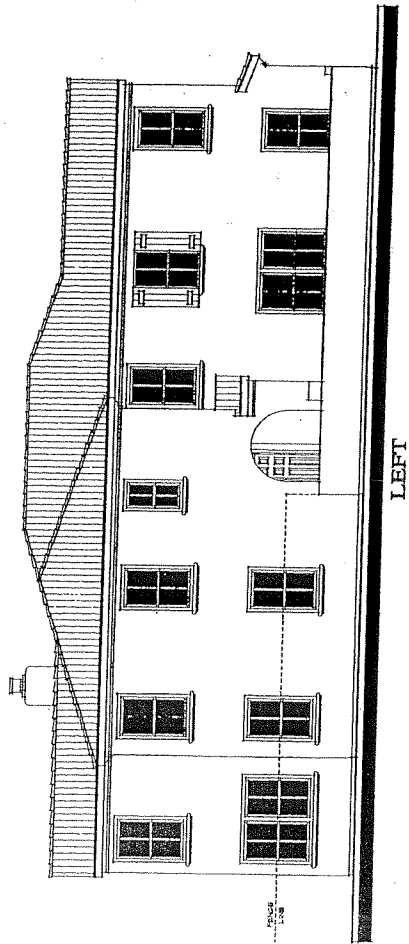
BASSENAN
LACON
BASSANIAN & LACON, INC.
1001 S. GARDEN ST. SUITE 200
BAYVIEW, TEXAS 75007
Telephone 714-398-1222

271.00221

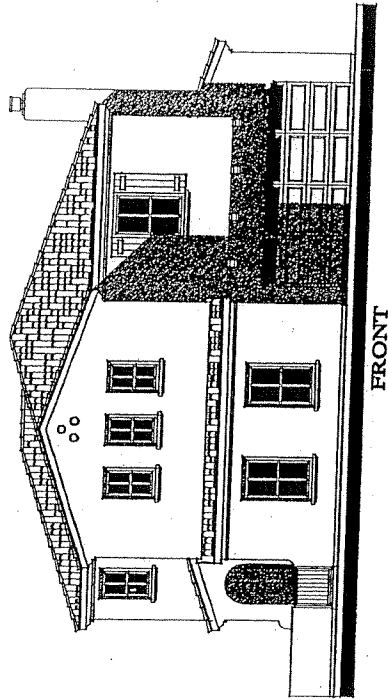
09/24/04



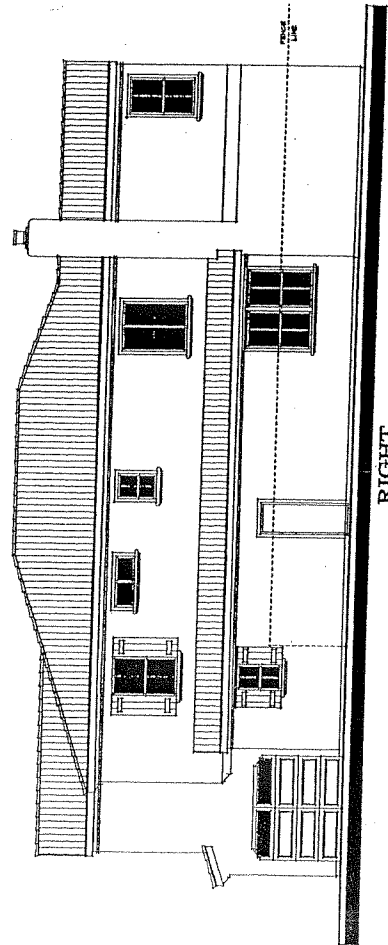
Loma Linda
Plan 2 3,460 s.f.
Trimark Pacific Homes



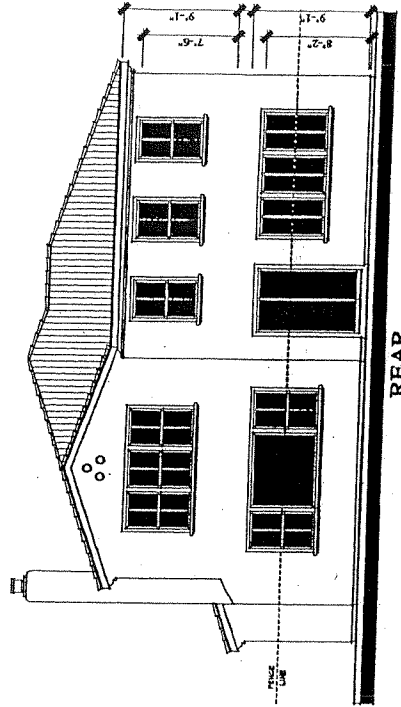
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FRONT



RIGHT



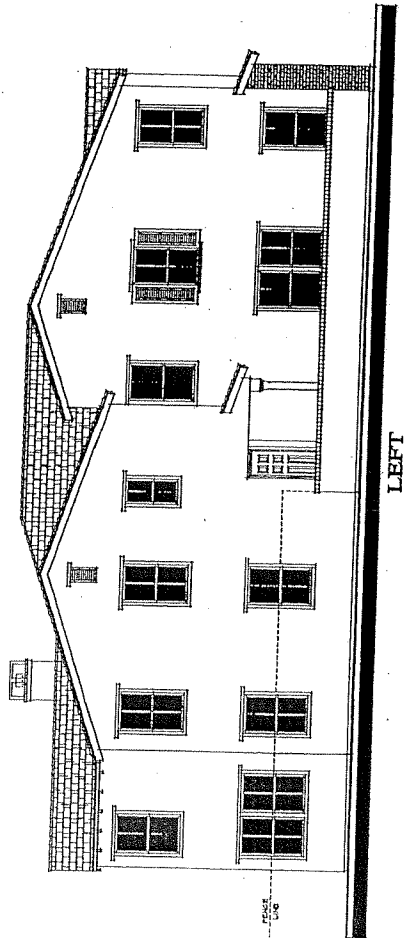
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Loma Linda
Plan 2 'A' Elevations

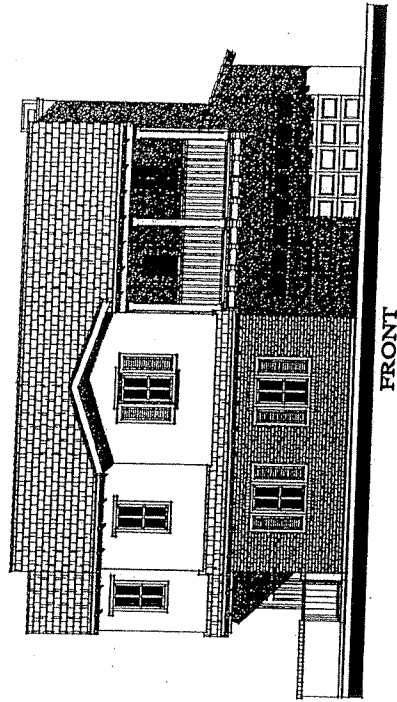
Trimark Pacific Homes

BASSEMAN
LACON
Architectural and Land Planning
10000 1st Ave. N. Suite 100
Edmonton, Alberta T6A 1K6
Telephone: 463-4444
27145221

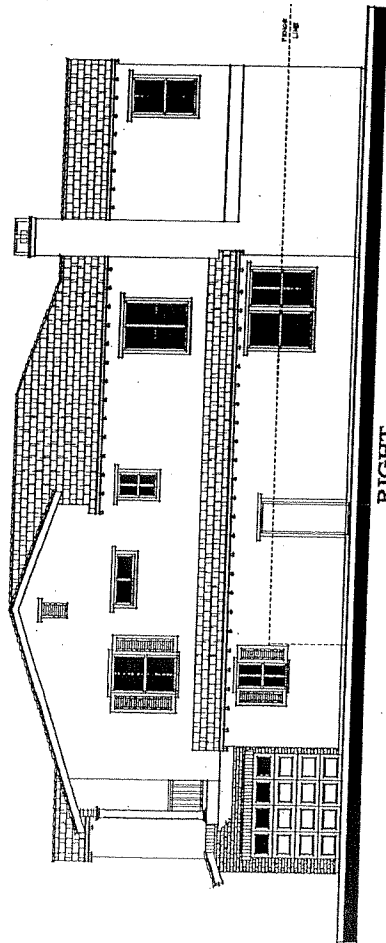
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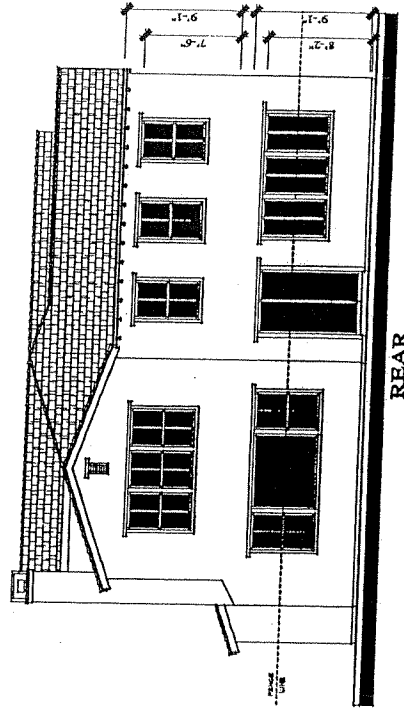
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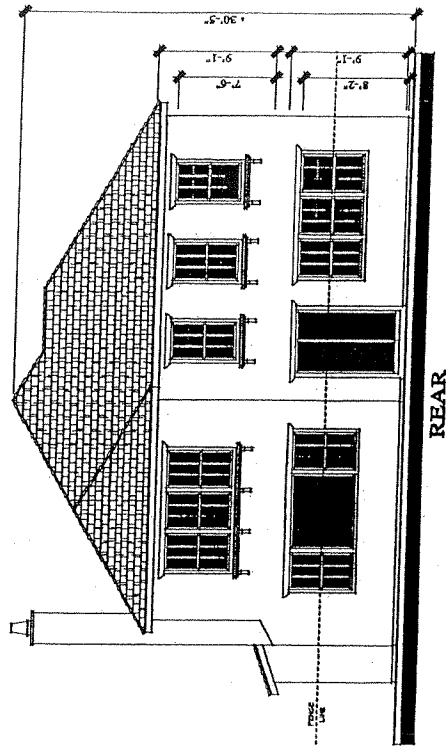
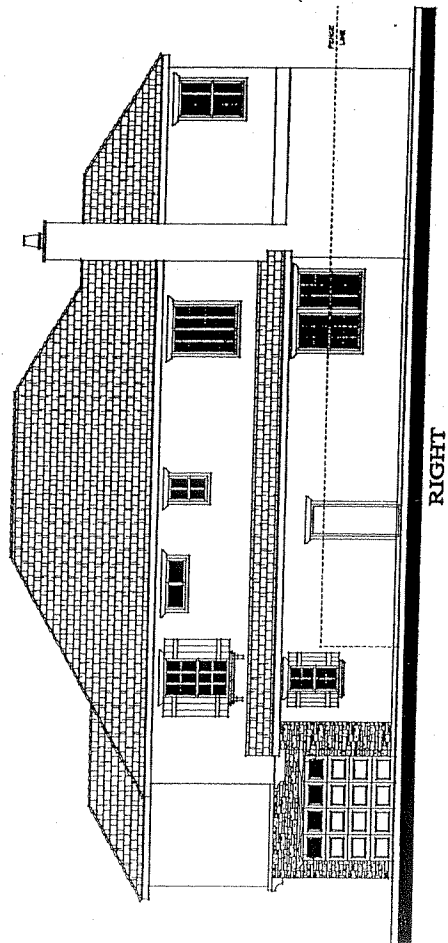
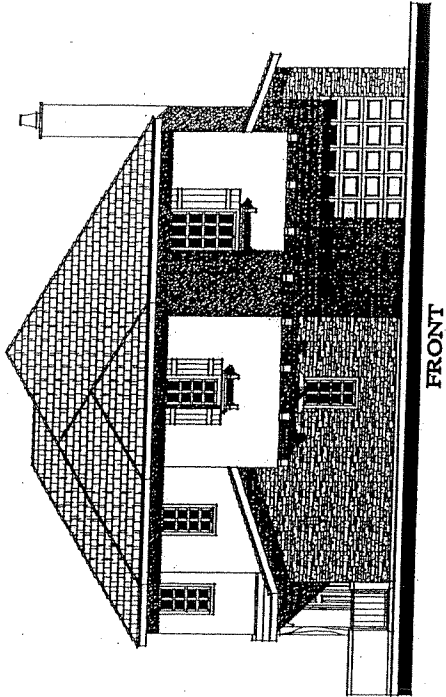
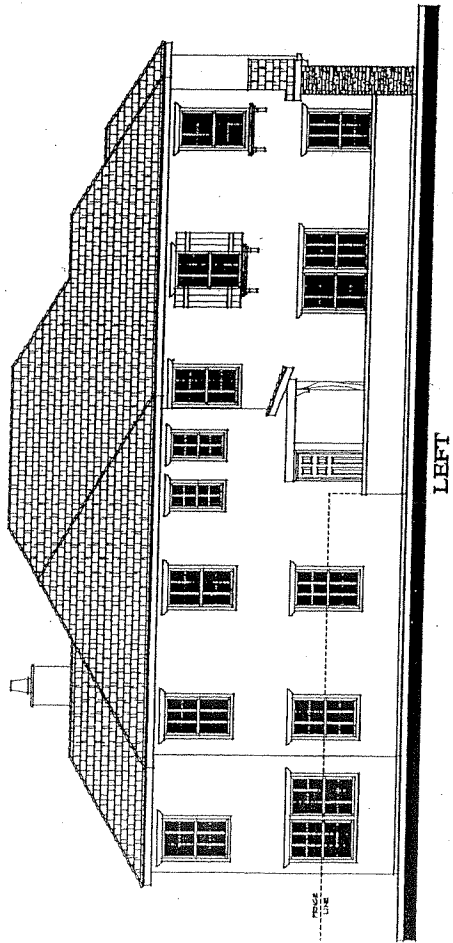


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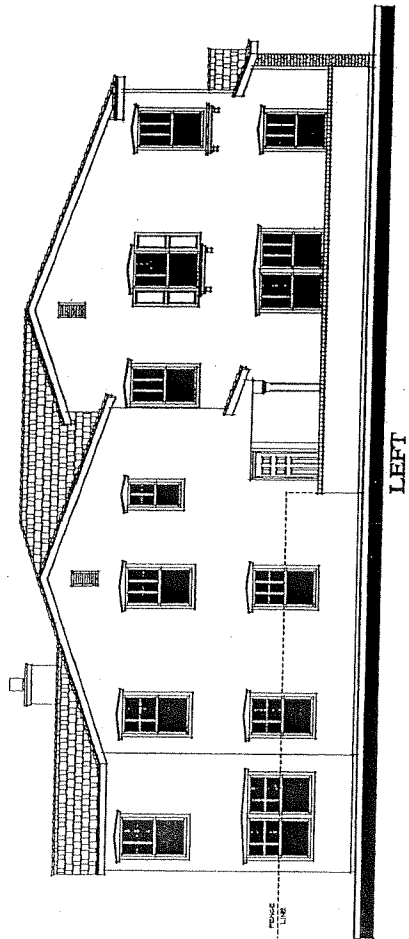
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Loma Linda
Plan 2 B Elevations
Trimark Pacific Homes

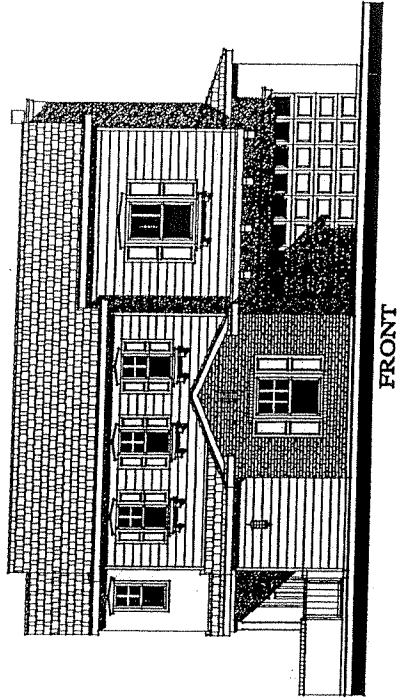


Loma Linda
Plan 2 'C' Elevations
Trimark Pacific Homes

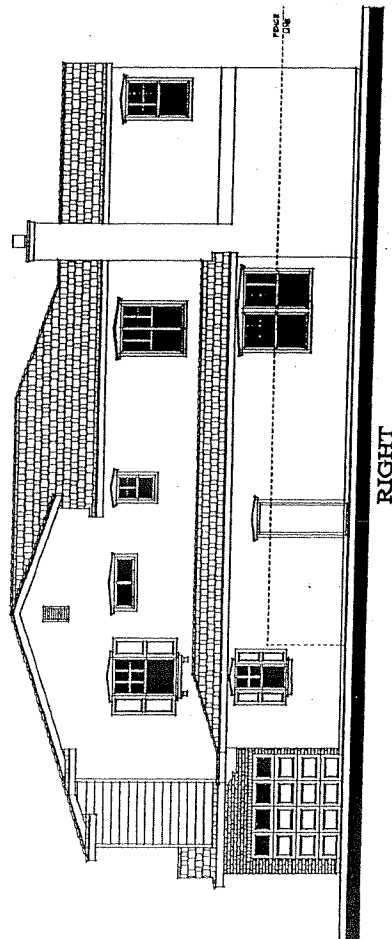
BASSEMAN
LACON
271.03221
09/24/04



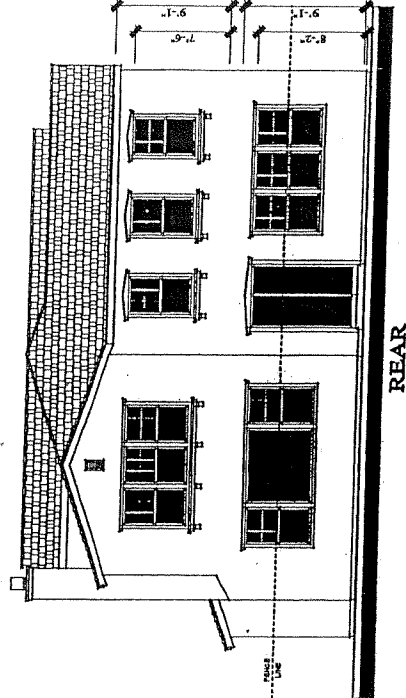
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FRONT



RIGHT



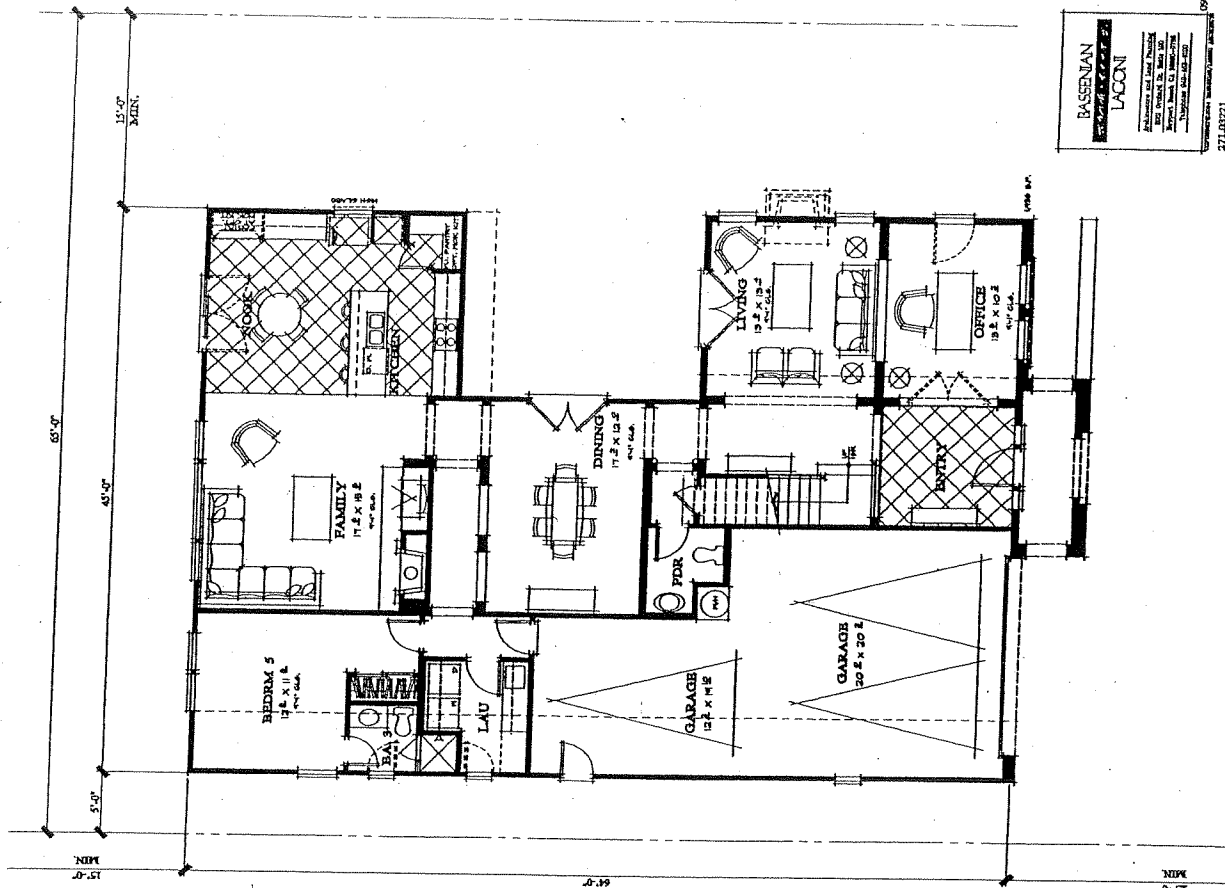
REAR

Loma Linda
Plan 2 'D' Elevations

Trimark Pacific Homes

BASSENAN
LACON
ARCHITECTS AND LAND PLANNERS
1001 E. LINDA AVE. SUITE 200
TAMPA, FL 33604
Telephone 813-834-4444
Fax 813-834-4444

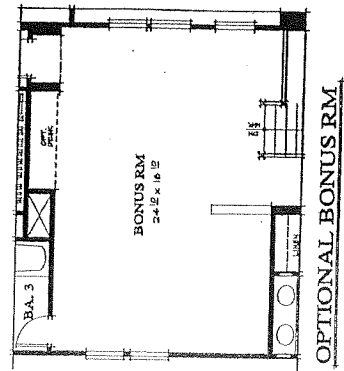
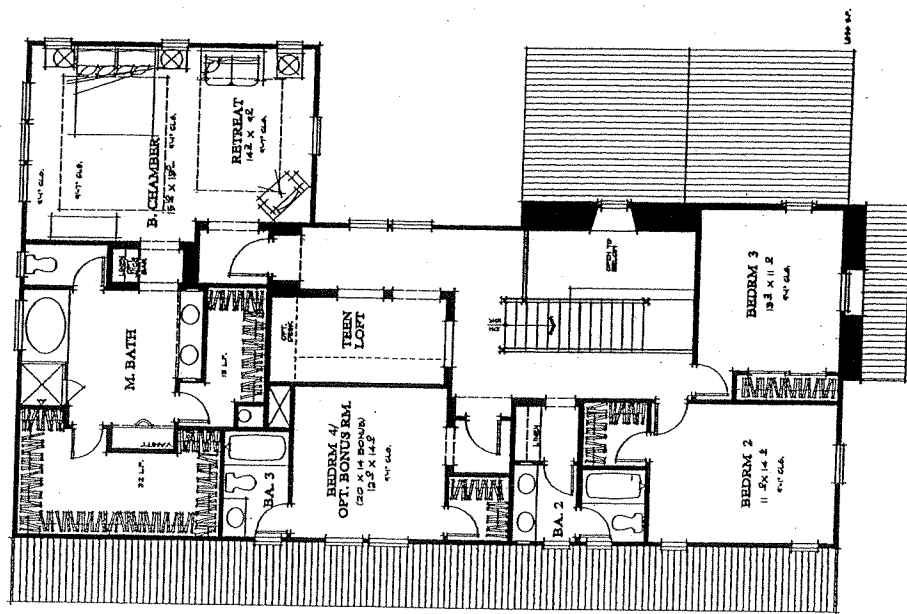
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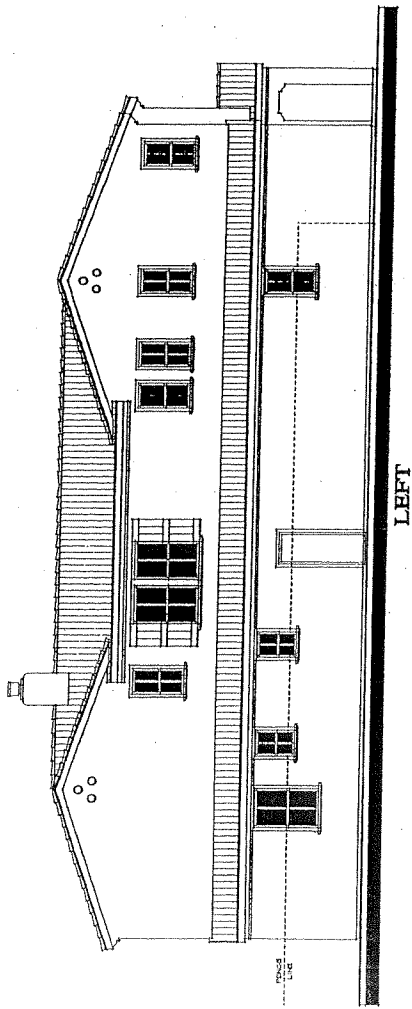
BASSENJAN
LACON

Architectural and Interior Design
1000 S. Main St.
Suite 100
Tampa, FL 33606
Telephone: 813-241-1100

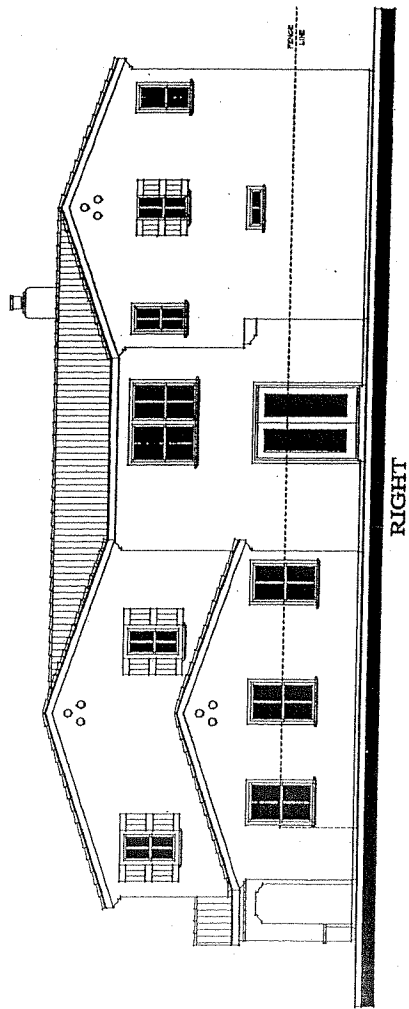
08/24/04
271J021



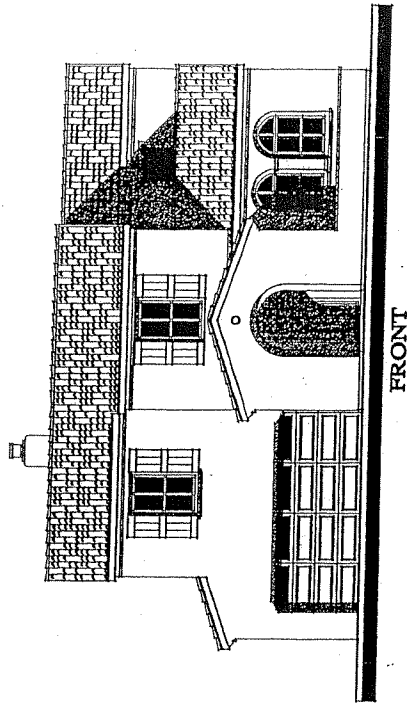
Loma Linda
Plan 3 3,812 s.f.
Trimark Pacific Homes



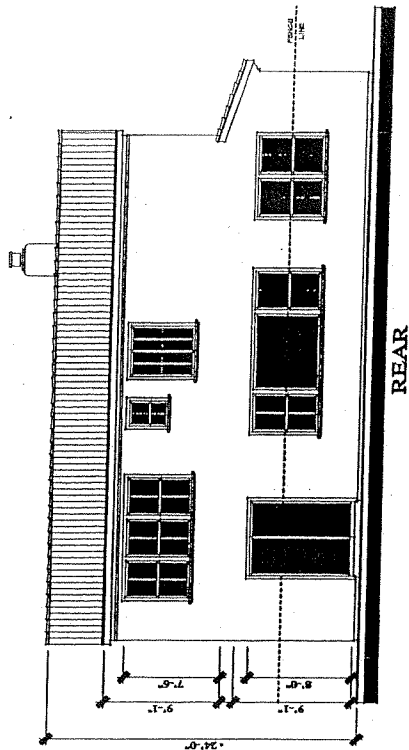
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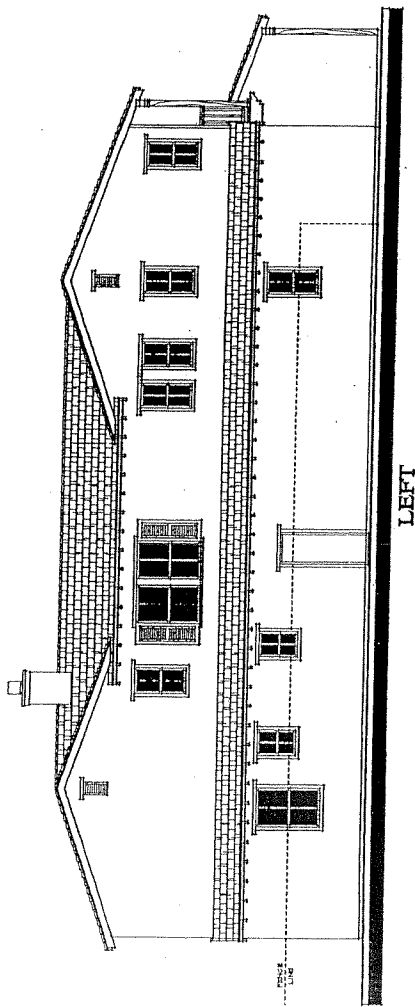


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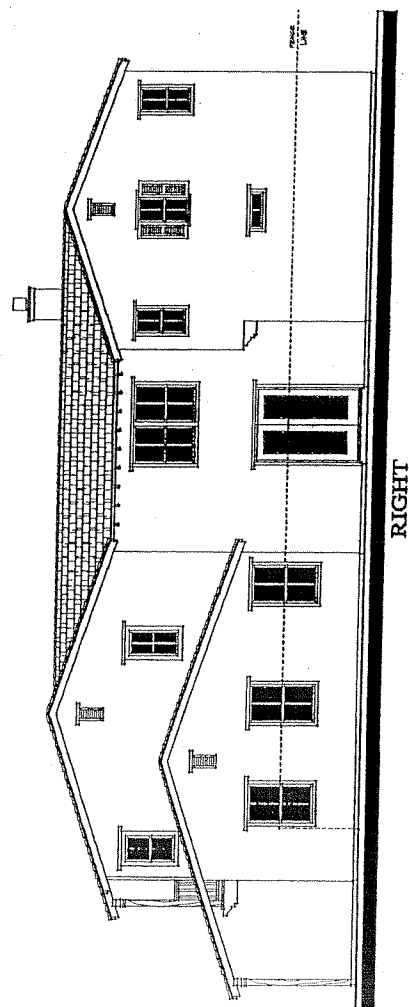


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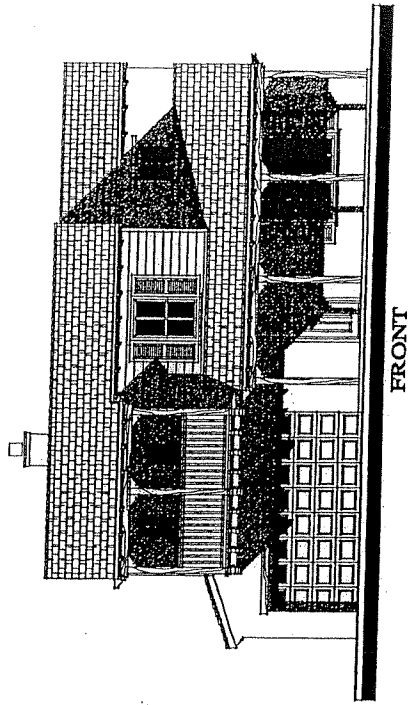
Loma Linda
Plan 3 'A' Elevations
Tymark Pacific Homes



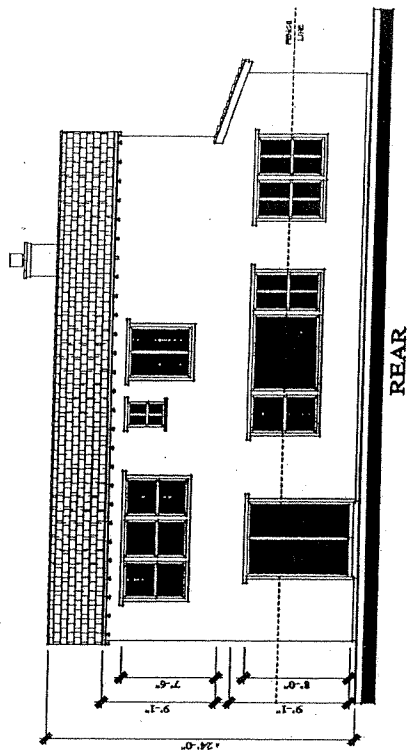
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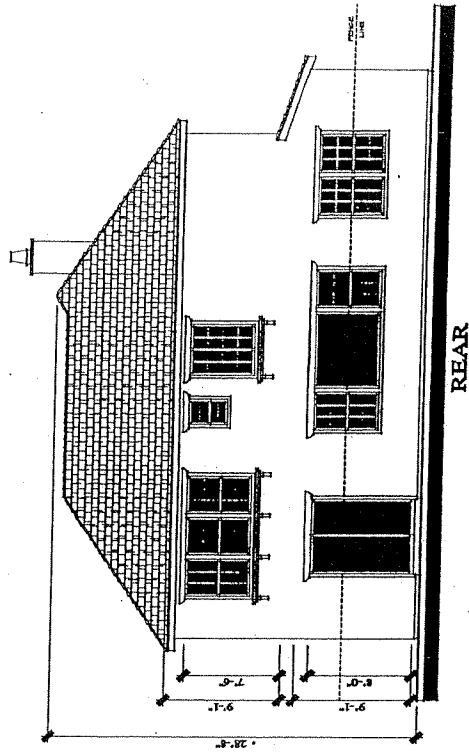
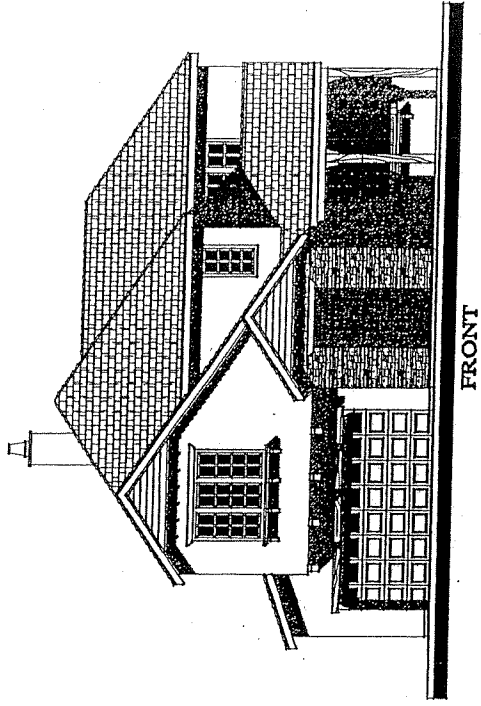
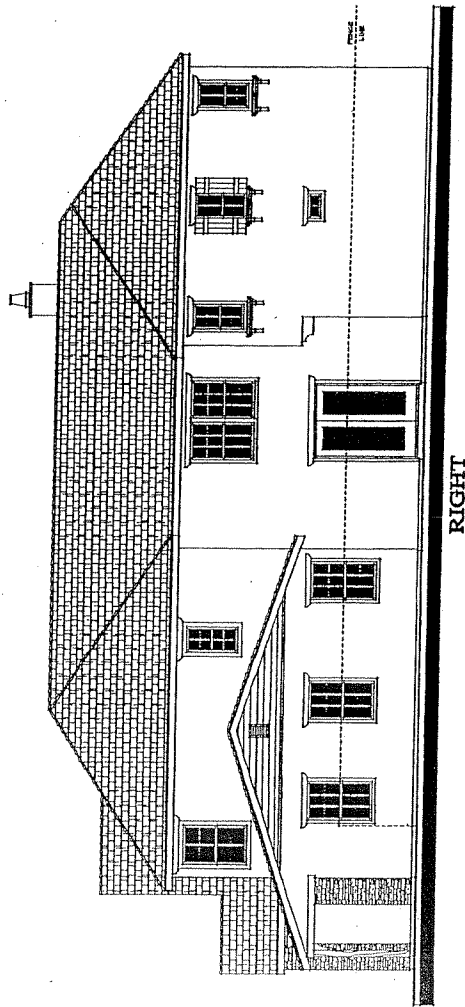
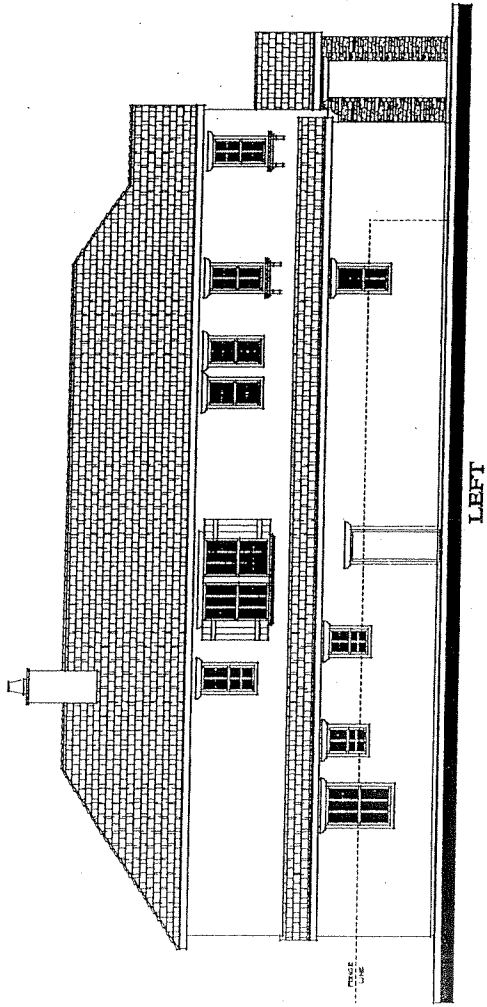


REAR

Loma Linda
Plan 3 'B' Elevations
Trimark Pacific Homes

BASSENAN
LACON
Architectural and Drafting
Services
1000 S. Main St. Suite 100
Brea, CA 92603-1000
Telephone 714-990-3000
Fax 714-990-3001

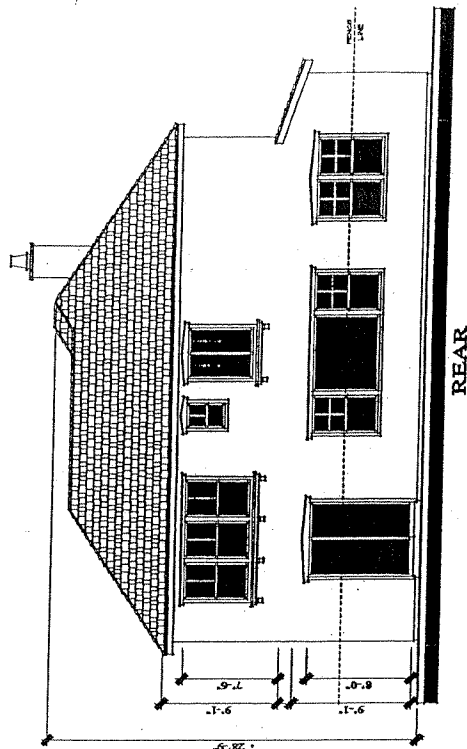
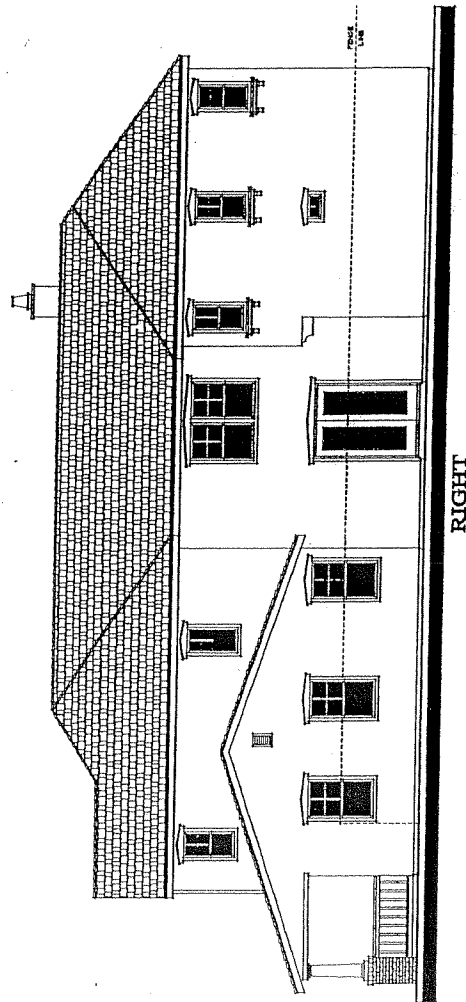
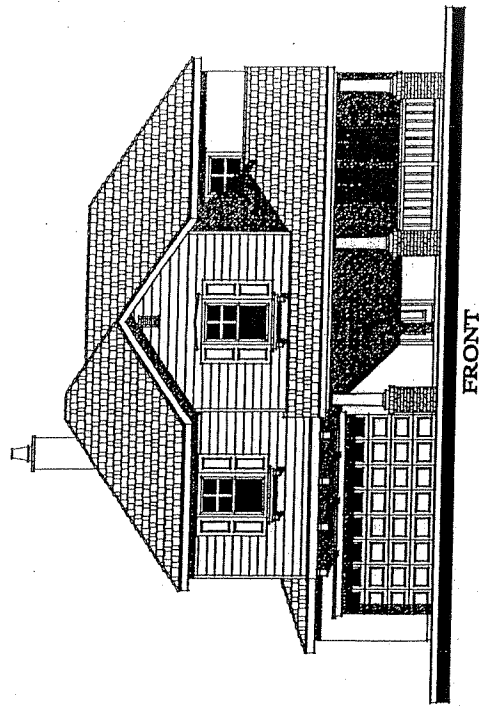
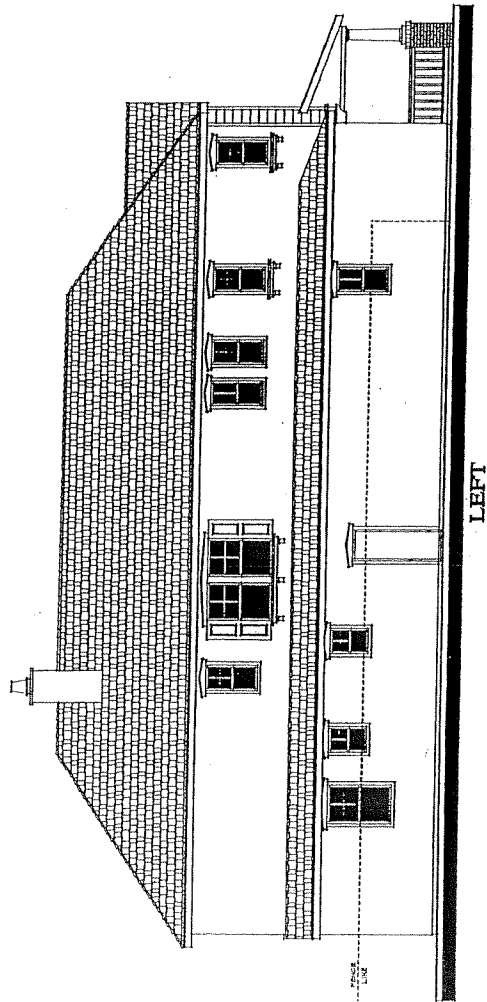
271.03.021
09.24.04



Loma Linda
Plan 5 'C' Elevations
Trimark Pacific Homes

BASSENAN
LACON
Architects and Land Planners
10000 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: (310) 271-0321
Fax: (310) 271-0321

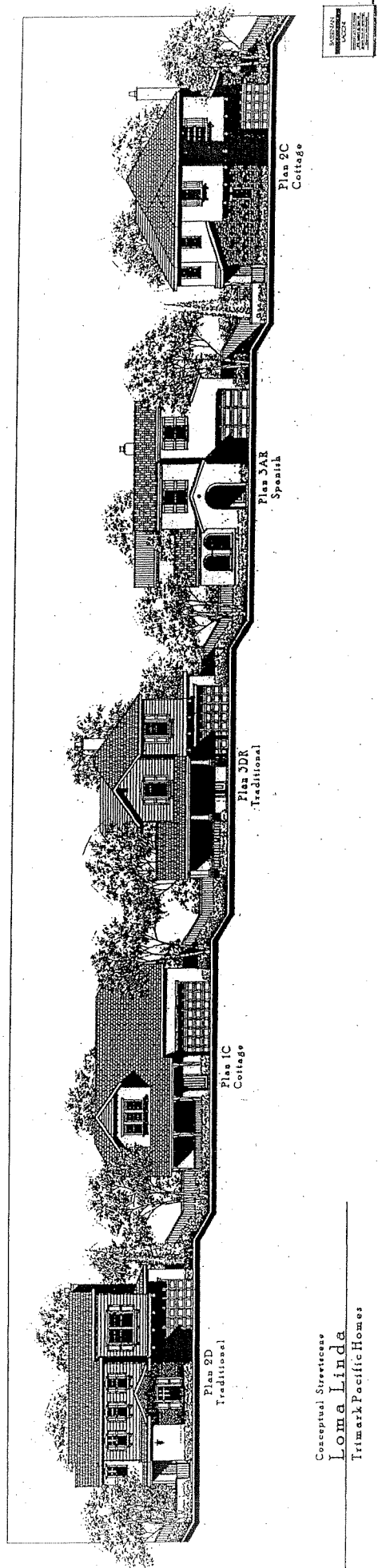
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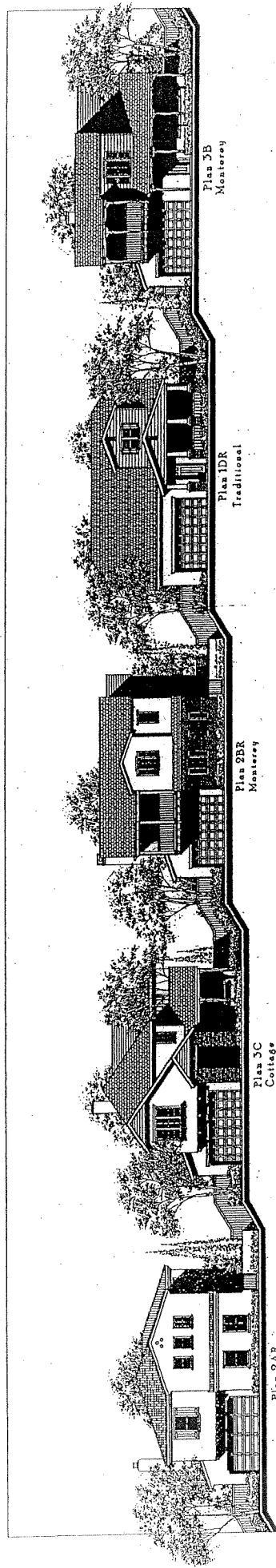


Loma Linda Plan 3 'D' Elevations Trimark Pacific Homes

BASSENAN
LACON
ARCHITECTS AND LAND DESIGN
1000 S. 10th St., Suite 100
Tulsa, Oklahoma 74106
Phone: (918) 486-1000
Fax: (918) 486-1001

09.24.04
271.0321



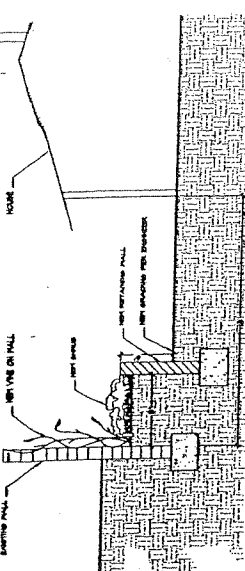


Conceptual StreetScene

Loma Linda

Trimark Pacific Homes

NOTES
1. SEE SHEET 100-1
2. SEE SHEET 100-2
3. SEE SHEET 100-3
4. SEE SHEET 100-4
5. SEE SHEET 100-5
6. SEE SHEET 100-6
7. SEE SHEET 100-7
8. SEE SHEET 100-8
9. SEE SHEET 100-9
10. SEE SHEET 100-10



TRACT #16650 - LOTS 1 THRU 36
LOMA LINDA, CA

TRIMARK PACIFIC HOMES
3400 CENTRAL AVENUE, SUITE 145, RIVERSIDE, CA (909) 369-1071

WILLIAMSON

[illegible]

PLANT LEGEND:

NEIGHBORHOOD TRUST
PLANTED IN GUN-PRONE AREAS


 MAGNOLIA GARDEN, 1915
 BOSTON, MASS.
 ALBERTA, CANADA

JACARANDA MONOPHYLLA
JACARANDA

CLARKING LEX
HOLST ONE

THE
WILLIAMSBURG
HISTORICAL SOCIETY

CONFIDENTIAL



WING PARCHMENT BOOKS
CHURCH ST.

PLATANE X ACERPOLLA

WORLDWIDE
WORLDWIDE
WORLDWIDE


 UNIVERSITY OF ILLINOIS
 LIBRARY

10-10-77 10:00 AM 10:00 AM 10:00 AM

WOLFF, WERNER	
WOLFF, WERNER	

THESE ARE PLACED ACCORDING TO THE

BLACK PLANTING THREE
TERESA (NOT MARRIED)

1995 SILVER
ANNIVERSARY

EXHIBITION PARQUETTA
GOLDENBARK THREE

SEAL AND GROUND COVER

SECRET

100-443887-1

1. LANTANA CAMARA
RUBEN LANTANA

1. PROTEIN & PEPTIDE
RESIDUES

10-11-2018 10:11:20 AM

15-00000 TO BE PLANTED AND VERMULATED

JOURNAL OF DOCUMENTATION

Q



40 120

100



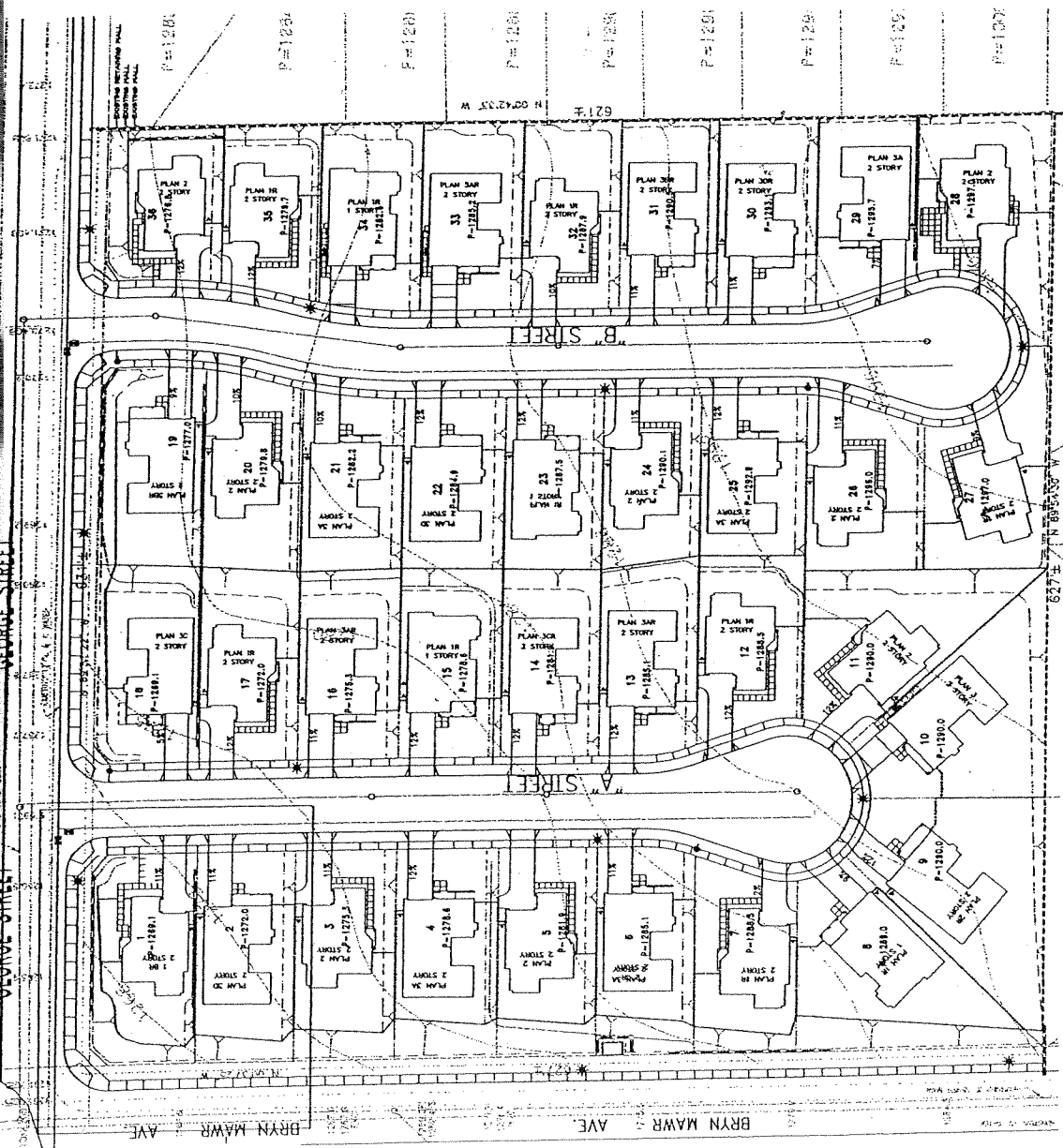
NORTH



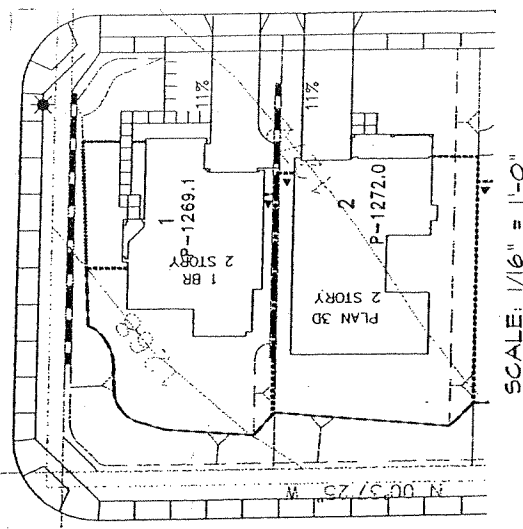
SM
SUMMERS/MURPHY & PARTNERS, INC.
1919 COAST HIGHWAY, SUITE 200
OAKS POND, CALIFORNIA 94043
LANDSCAPE ARCHITECTS

07-08-04
REVISED 08-23-04
FSM #261208

07-08-04 FSA #261208
REVISED 08-27-04



- LEGEND**
- LOW COURTYARD WALL
 - VINYL WALL
 - MASONRY WALL
 - GATE



PRELIMINARY LANDSCAPE SITE PLAN **LOMA LINDA**

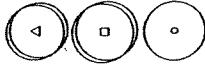
TRACT #16650 - LOTS 1 THRU 36
 LOMA LINDA, CA
 TRIMARK PACIFIC HOMES
 3400 CENTRAL AVENUE, SUITE 145, RIVERSIDE, CA (909) 369-1071



Summers/Jurphy & Partners, Inc.
 LANDSCAPE ARCHITECTS
 107-08-04
 FSN #25206

PLANT LEGEND

TREES



LABRUSTICEMIA X TUSCANA
CHATE MYRTLE
24' BOX TREE
BRIDGOTRYA X 'COMPTONE'
COMPTONE LOGIAT
24' BOX TREE
MAGNOLIA GRANDIFLORA 'RUSSET'
SOUTHERN MAGNOLIA
24' BOX TREE (STREET TREES)
TREES IN TYP TO GET AN 18" DIA. MULCH AREA AROUND TRUNK

SHRUBS

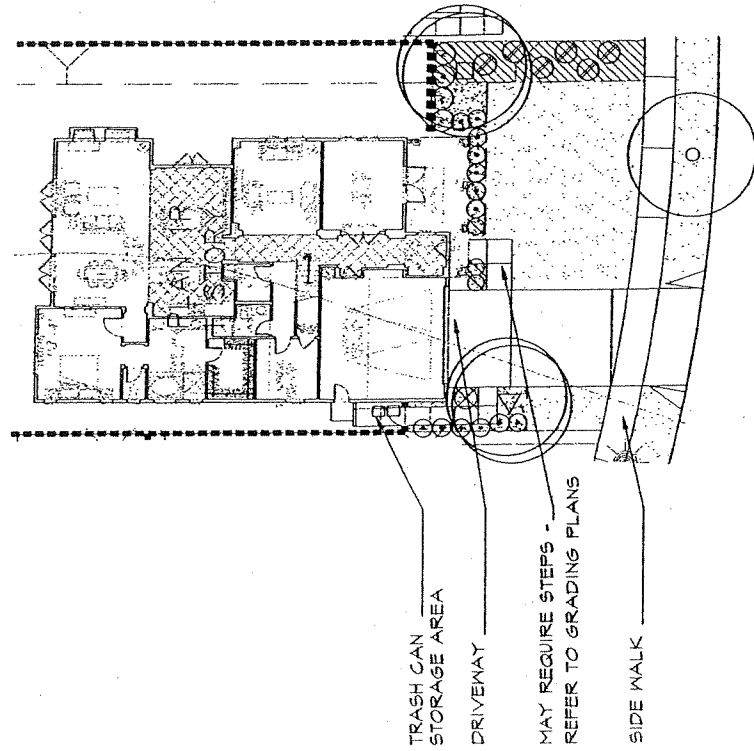


CEANOTHUS HORIZONTALIS
CAROL CRABAPPLE
SPREADING - SLOPE (5 GAL)
ARCTOSTAPHYLOS 'BENNEKALO CARPET'
NON
VERNA GAYRA (COLUMN)
LAYBOUT STAPLEFLOWER
VERTICAL EVERGREEN (5 GAL)
PYRACANTHA
PYRACANTHA
ABELIA GRANDIFLORA 'ED GOUCHER'
GLOBBY ABELIA
BACKGROUND POSSIBLE FLOWERING (5 GAL)
RAPHANOLIS INDICA SPRINGTIME
INDIA HAWTHORN
LOW/MEDIUM INFORMAL HEDGE (5 GAL)
INDIA HAWTHORN
PITTOSPORUM TORIBA 'COCHE DE MIN'
MOCK ORANGE

GROUNDCOVER



MAINTENANCE (1 TYP TYPE HYBRID TALL FESCUE)
2' DEEP SHREDED FIR BARK MULCH
HYDRONIA PARVIFOLIUM 'PITACREER'
HYDRONIA 18" G.C.
GATE
SHOVEL CUT
SIDE YARD FENCE
SIDE YARD CONCRETE PAD FOR TRASH CAN STORAGE



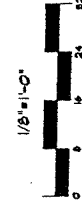
TYPICAL FRONT LANDSCAPE EXHIBIT - PLAN 1

TRACT #16650 - LOT 34
LOMA LINDA, CA

TRIMARK PACIFIC HOMES
3400 CENTRAL AVENUE SUITE 145 RIVERSIDE, CA (909) 369-1071



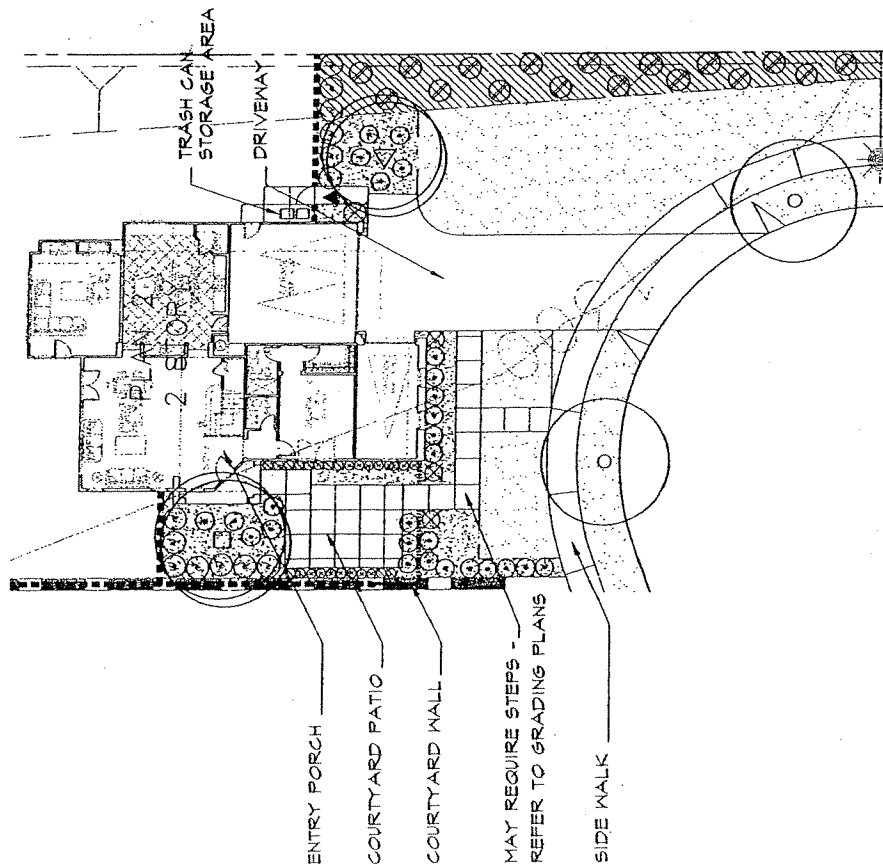
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1/8" = 1'-0"

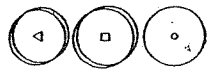


SUNNYSIDE JURY & PARTNERS, INC.
1000 CENTRAL AVENUE, SUITE 145
RIVERSIDE, CALIFORNIA 92507
LANDSCAPE ARCHITECT
09-13-04 TSM #26208



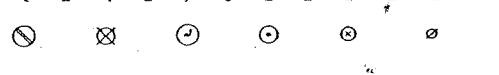
PLANT LEGEND

TREES



24" BOX TREE
24" BOX TREE
24" BOX TREE (STREET TREE)
TREES IN TURN TO GET AN 18" DIA. MULCH AREA
AROUND TRUNK

SHRUBS



ACACIA REDOLENS DESERT CARPET
ACACIA
MYOPORUM PACIFICUM
MYOPORUM
JUNIPERUS VIRGINIANA SKY ROCKET
SKYROCKET JUNIPER
PODOCARPUS MACROPHYLLUS 'NAKI'
SHRUBBY UTEA PINE
VIBURNUM TINDUS SPRING BOUGLET
LAURUSTILUS
ORNANTHUS FRAGRANS
SWEET OLIVE
MYRTIS COMMUNIS COMPACTA
DWARF MYRTLE
BUXUS JAPONICA WINTER GEM
JAPANESE BOXWOOD
HEBE COLLEGIIS X BITSY
DAYLILY
* LIROPE SILVERLY BARNPOOT
LILY TROP
BONNUS HIGGINSII
BONNUS BLOOMING
MYRTINE AMERICANA
AFRICAN BOXWOOD

SPREADING - SLOPE (3 GAL.)
VERTICAL EVERGREEN (3 GAL.)
BACKGROUND POSSIBLE FLOWERING (3 GAL.)
LOW-MEDIUM INFORMAL HEDGE (3 GAL.)
SMALL ACCENT SHRUB (3 GAL.)
SMALL ACCENT (3 GAL.)

GROUNDCOVERS



MARATTON II TURF TYPE
HYBRID TALL FESCUE
2" DEEP SHEPHERD PIR BARK MULCH
PELAGIA CHILLOPSIS (ORNAMENTAL STRAWBERRY)
POTENTILLA VERNA (GINGERFOLI)
SATE
MOVIE CUT
SIDE YARD FENCE
SIDE YARD CONCRETE PAD
FOR TRASH CAN STORAGE



NORTH



TYPICAL FRONT LANDSCAPE EXHIBIT - PLAN 2

TRACT #16650 - LOT 28
LOMA LINDA, CA

TRIMARK PACIFIC HOMES
3400 CENTRAL AVENUE SUITE 145 RIVERSIDE, CA (909) 369-1071

SUNBEAM MURPHY & PARTNERS, INC.
SUNBEAM MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
05-13-04
FSM #26208

PLANT LEGEND

TREES

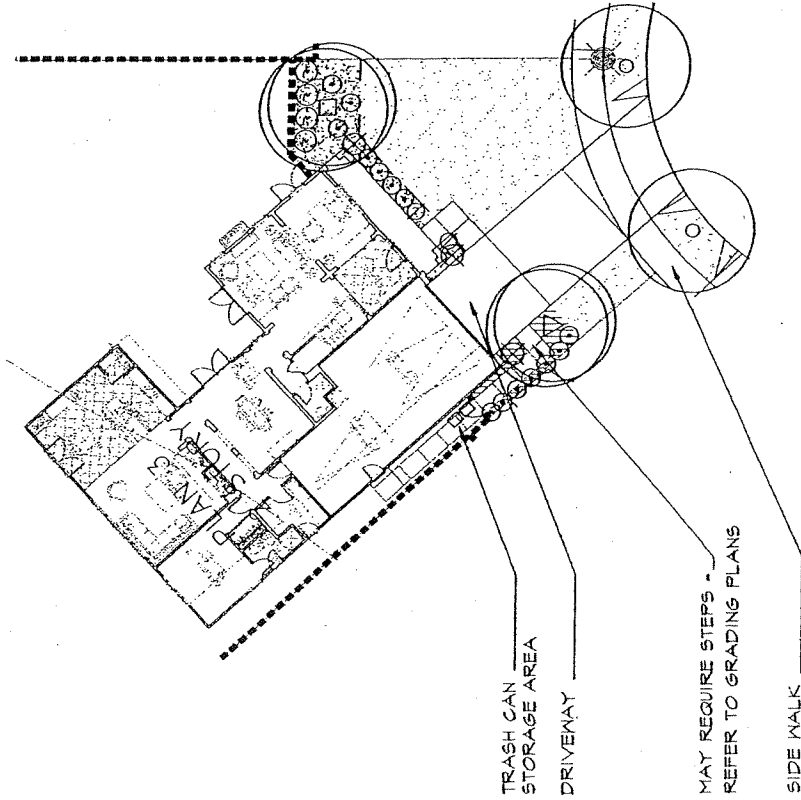
- △ LARIX LARicina X TUSCANA
GRAPE HEDGE
- 24" BOX TREE
- 24" BOX TREE
- 24" BOX TREE
- 24" BOX TREE (STREET TREE)
TREES IN TURF TO GET AN 18" DIA. HEDGE AREA AROUND TRUNK

SHRUBS

- Ceanothus horizontalis
CARVEL CREEPER
- ACTINOTROPIS BERNARDI CARPET
- NIP
- GREYIA CAFFRA (COLLAR)
LAVENDER STAFFFLOWER
- PYRACANTHA BRADBURY (COLLAR)
- PYRACANTHA
- ABELIA BRADIFLORA ED. SOUCHER
SLOBBY ABELIA
- RHAPHIOLEPS INDICA SPRINGTIME
- INDIA HAYTHORN
- RHAPHIOLEPS INDICA PINK DANER
- INDIA HAYTHORN
- PITTOSPORUM TORBIA VARE DE MINT
HOCK CHANGE
- SPREADING - SLOPE (3 GAL)
- VERTICAL EVERGREEN (3 GAL)
- BACKGROUND POSSIBLE FLOWERING (3 GAL)
- LOW-MEDIUM INFORMAL HEDGE (3 GAL)

GROUND COVER

- MARATHON II TURF TYPE HYBRID TALL FESCUE
- 2" DEEP SHREDDED FINE BARK MULCH
- HYDRUM PARSIFOLIUM 'WITANDECK'
- HYDRUM 18" O.C.
- ▲ GATE
- SHOVEL CUT
- SIDE YARD FENCE
- SIDE YARD CONCRETE PAD FOR TRAILER CAN STORAGE



TYPICAL FRONT LANDSCAPE EXHIBIT - PLAN 3

TRACT #16650 - LOT 10
LOMA LINDA, CA

TRIMARK PACIFIC HOMES

3400 CENTRAL AVENUE SUITE 145 RIVERSIDE, CA (909) 369-1071



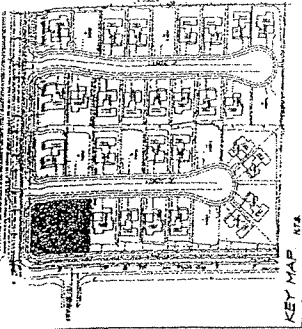
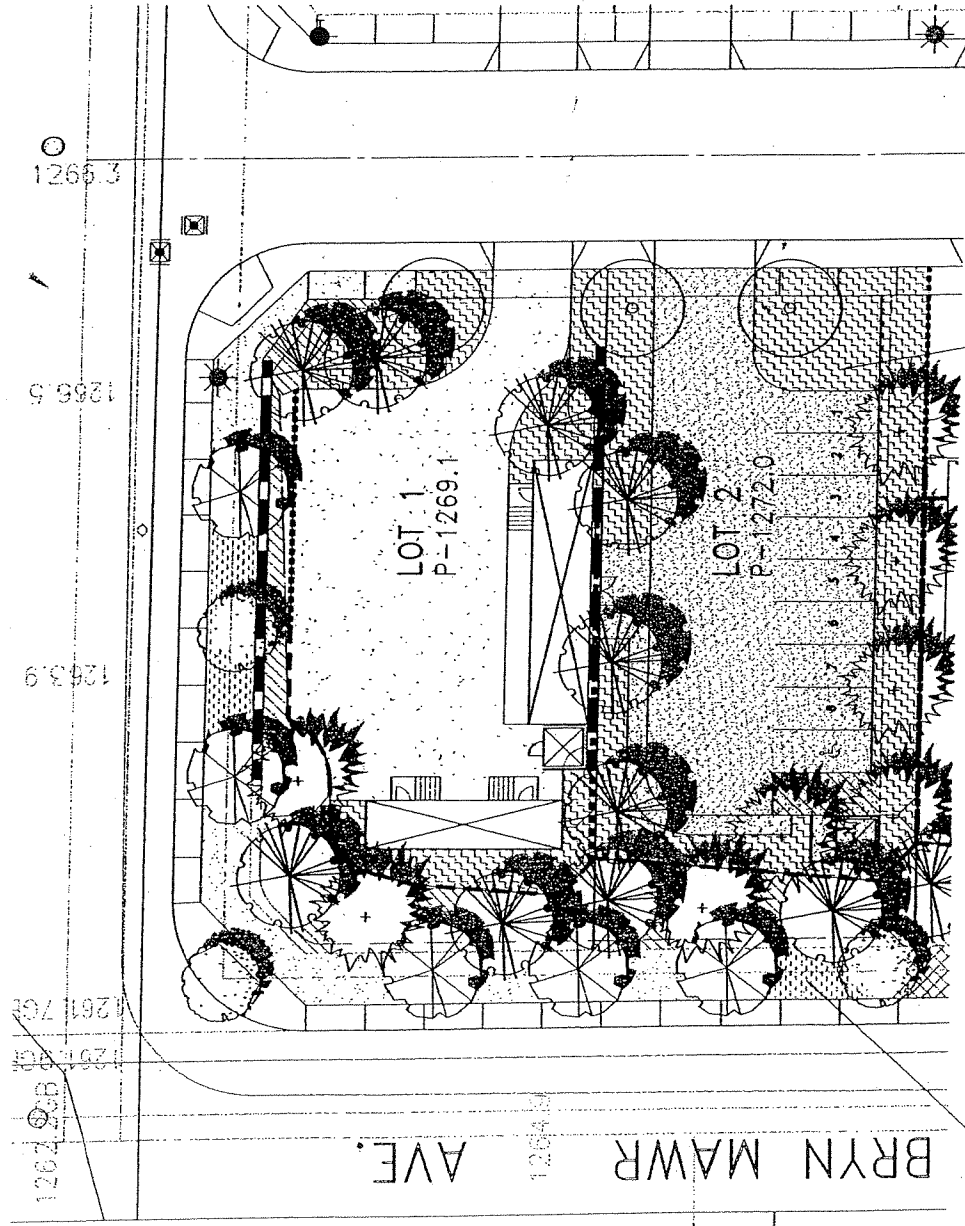
NORTH



SUNBELT MURPHY & PARTNERS INC.
LANDSCAPE ARCHITECTS

09-13-04

FSM #251208



PLANT LEGEND

- TREES**
- MAGNOLIA GRANDIFLORA 'BUSSET'
 - SOUTHERN MAGNOLIA
 - ULMUS PARVIFOLIA 'BREA'
 - CANADIAN ELM
 - PLATANUS X ACERIFOLIA 'BLOODGOOD'
 - LONDON PLANE
 - PRINUS ELIENSIS
 - ARGENTANA
 - KOELERUTHERIA PANICULATA
 - GOLDENRAIN TREE
- SHRUBS AND BOUND COVER**
- PITTOSPORUM TOSIRA (5 GAL.)
 - WHEELER'S DWARF
 - HYDRANGEA PACIFIC (PLANTED MATERIAL @ 12" O.C.)
 - PACIFIC HYDRANGEA
 - LONGICORN JAPANESE PLANTED MATERIAL @ 12" O.C.
 - HONENOKI

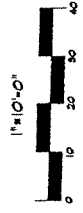
NOTE, PERMANENT PERIMETER LANDSCAPE AREA. REFER TO LANDSCAPE PLANS PREPARED BY SHIP INC.

NOTE, TEMPORARY LANDSCAPE TO BE AUTOMATICALLY IRRIGATED.

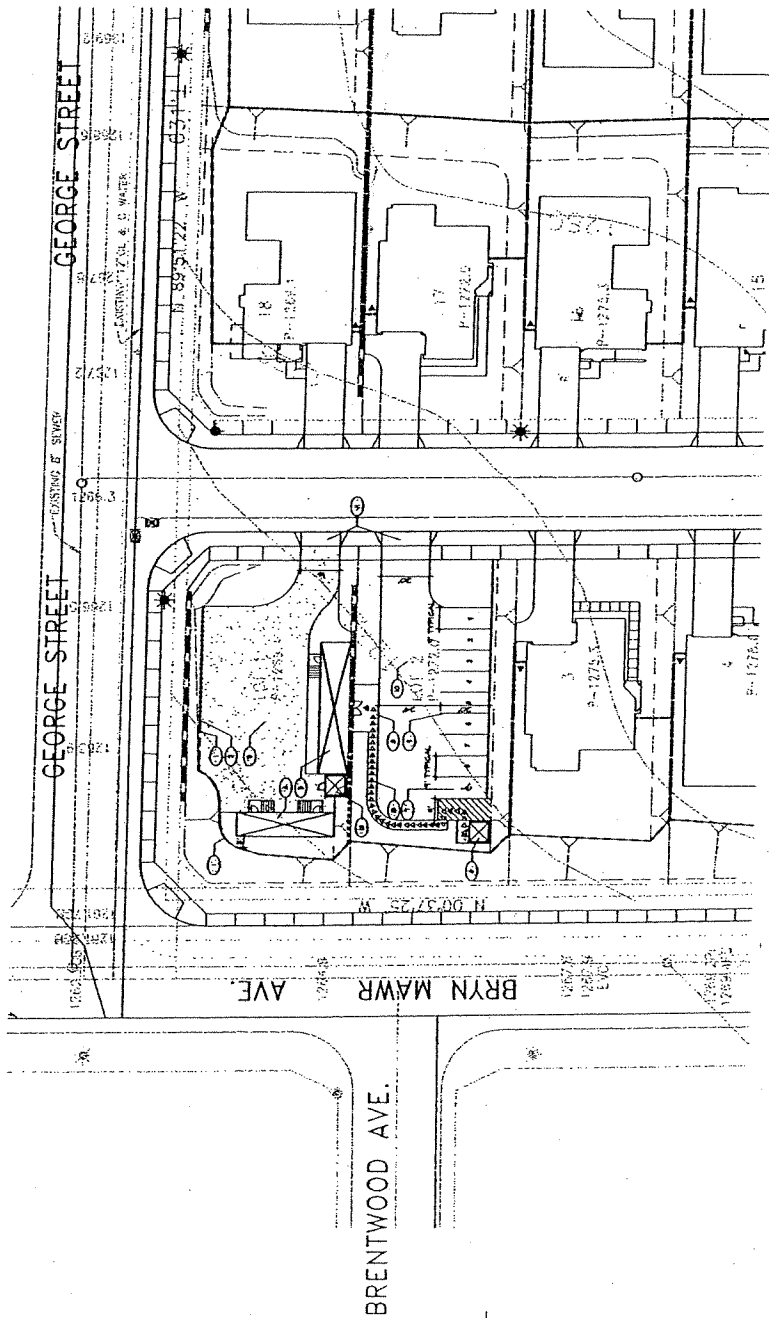
TEMPORARY SALES TRAILER AND CONSTRUCTION OFFICE TRAILER EXHIBIT

TRACT #16650 - LOTS 1 & 2
 LOMA LINDA, CA

TRIMARK PACIFIC HOMES
 3400 CENTRAL AVENUE, SUITE 145, RIVERSIDE, CA (909) 369-1071



SUMNER/MURPHY & PARTNERS, INC.
 LANDSCAPE ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1234
 FAX (303) 733-1235



- LEGEND**
- 1. EXISTING DRIVEWAY
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING DRIVEWAY
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVEWAY
 - 10. EXISTING DRIVEWAY
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING DRIVEWAY
 - 13. EXISTING DRIVEWAY
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 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY

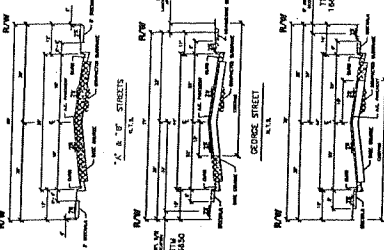
TEMPORARY SALES TRAILER AND CONSTRUCTION OFFICE TRAILER EXHIBIT

TRACT #16650 - LOT 1 & 2
LOMA LINDA, CA
TRIMARK PACIFIC HOMES
3400 CENTRAL AVENUE, SUITE 145, RIVERSIDE, CA (909) 369-1071



SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
17-08-04

TYPICAL STREET SECTIONS



APPLICANT:
JAMES C. HARRIS, JR.
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

LAND OWNER:
CITY OF SAN FRANCISCO
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

ENGINEER/REPRESENTATIVE:
HARRIS & ASSOCIATES, INC.
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

LEGAL DESCRIPTION:

THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY CERTIFY THAT THE CITY ENGINEER HAS REVIEWED THE CITY ENGINEER'S REPORT AND HAS DETERMINED THAT THE CITY ENGINEER'S REPORT IS A TRUE AND CORRECT STATEMENT OF THE CITY ENGINEER'S FINDINGS AND CONCLUSIONS.

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY ENGINEER'S REPORT.
2. THE CITY ENGINEER HAS REVIEWED THE CITY ENGINEER'S REPORT AND HAS DETERMINED THAT THE CITY ENGINEER'S REPORT IS A TRUE AND CORRECT STATEMENT OF THE CITY ENGINEER'S FINDINGS AND CONCLUSIONS.
3. THE CITY ENGINEER HAS REVIEWED THE CITY ENGINEER'S REPORT AND HAS DETERMINED THAT THE CITY ENGINEER'S REPORT IS A TRUE AND CORRECT STATEMENT OF THE CITY ENGINEER'S FINDINGS AND CONCLUSIONS.
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15. THE CITY ENGINEER HAS REVIEWED THE CITY ENGINEER'S REPORT AND HAS DETERMINED THAT THE CITY ENGINEER'S REPORT IS A TRUE AND CORRECT STATEMENT OF THE CITY ENGINEER'S FINDINGS AND CONCLUSIONS.

UTILITIES & SERVICE PROVIDERS

SCHOOL DISTRICT:
SCHOOL DISTRICT OF SAN FRANCISCO
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

ELECTRIC:
SOUTHERN CALIFORNIA GAS COMPANY
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

TELEPHONE:
SOUTHERN CALIFORNIA GAS COMPANY
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

SEWERS:

ALL SEWERS SHALL BE LOCATED IN ACCORDANCE WITH THE CITY ENGINEER'S REPORT.

CABLE:

ALL CABLES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY ENGINEER'S REPORT.

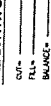
LEGEND:

- 1. EXISTING FIRE HYDRANT
- 2. EXISTING FIRE HYDRANT
- 3. EXISTING FIRE HYDRANT
- 4. EXISTING FIRE HYDRANT
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- 6. EXISTING FIRE HYDRANT
- 7. EXISTING FIRE HYDRANT
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- 9. EXISTING FIRE HYDRANT
- 10. EXISTING FIRE HYDRANT
- 11. EXISTING FIRE HYDRANT
- 12. EXISTING FIRE HYDRANT
- 13. EXISTING FIRE HYDRANT
- 14. EXISTING FIRE HYDRANT
- 15. EXISTING FIRE HYDRANT

TYPICAL LOT DRAINAGE AND HOUSE SETBACK DETAIL



WALL SECTION FOR LOT 36



EARTHWORK QUANTITIES

CUT: 17,780 C.Y.
FILL: 17,780 C.Y.
BALANCE: 0 C.Y.

VICINITY MAP



TENTATIVE TRACT NO. 16650

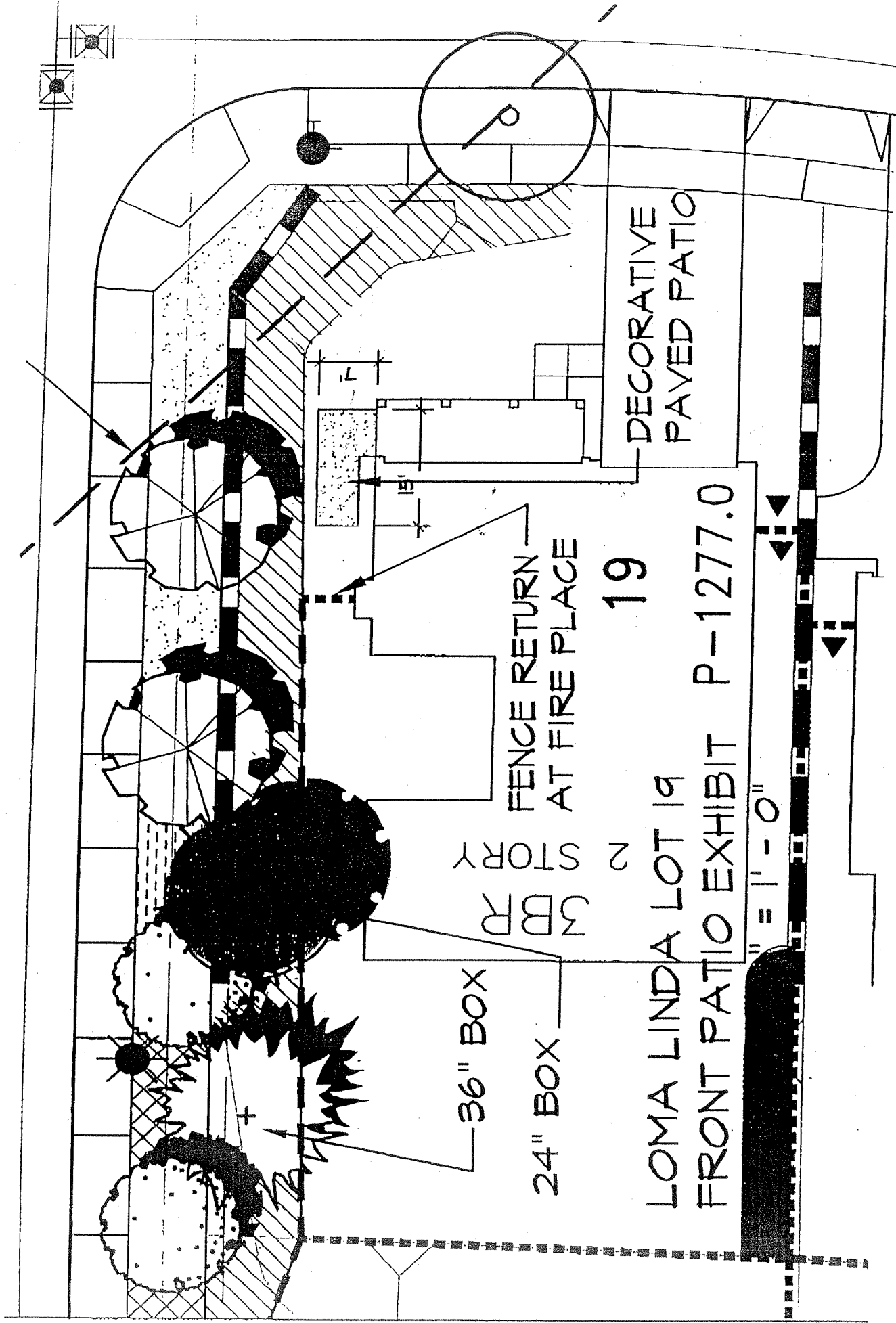
PREPARED BY:
HARRIS & ASSOCIATES, INC.
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

PREPARED FOR:

TELMAR PACIFIC HOMES
1000 1st Street, Suite 200
San Francisco, CA 94104
(415) 398-8118 (fax)

DATE PREPARED:

Sept 24, 2004



DECORATIVE
PAVED PATIO

FENCE RETURN
AT FIRE PLACE

19

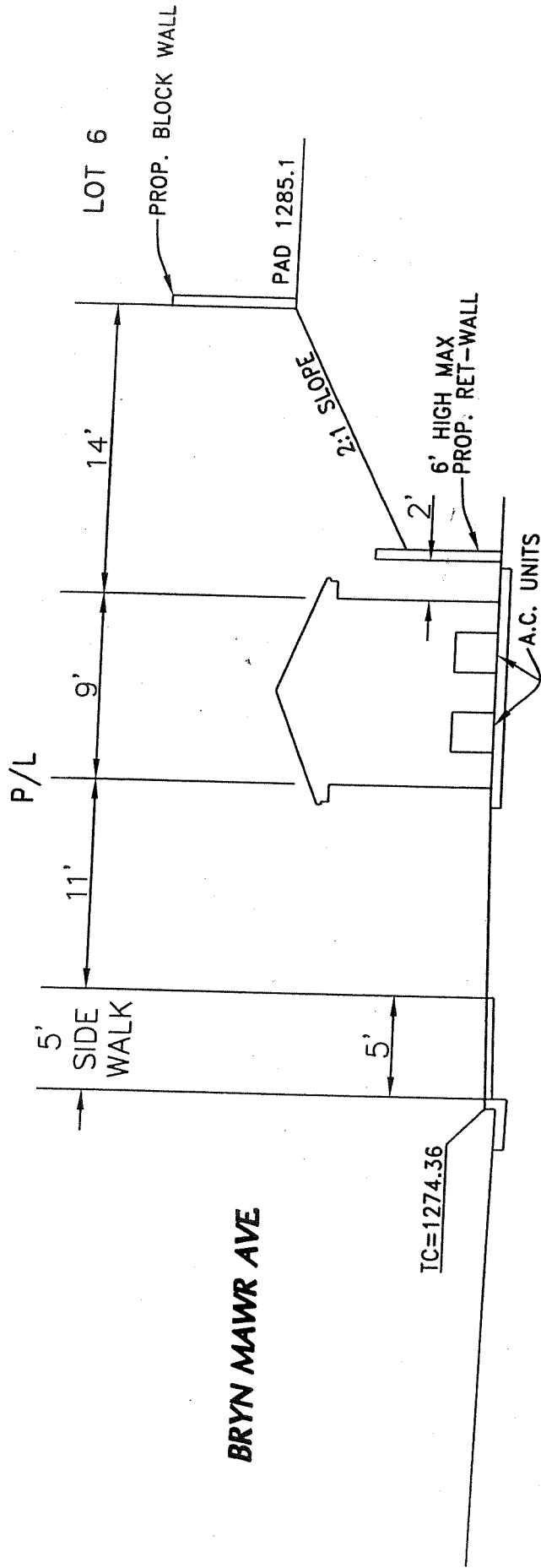
3 BR
2 STORY

LOMA LINDA LOT 19
FRONT PATIO EXHIBIT P-1277.0

" = 1' - 0"

36" BOX

24" BOX



BRYN MAWR AVE

SECTION "A"-"A"

SCALE VER = 1" : 8'
HOR = 1" : 8'

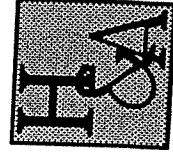
COMMUNITY HUB FACILITY EXHIBIT

PREPARED FOR:

TRIMARK PACIFIC HOMES

W.O.: 1731-16

PREPARED BY:



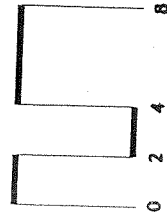
**HUNSAKER & ASSOCIATES
IRVINE, INC**

INLAND EMPIRE REGION

43460 RIDGEPARK DRIVE, SUITE 220
TEMECULA CA 92590 (909)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

DATE: 09/24/04



Attachment F

**September 1, 2004 & October 6, 2004
Planning Commission Staff Reports**

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF SEPTEMBER 1, 2004

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: ZONE CHANGE (ZC) NO. 03-03, TENTATIVE TRACT MAP (TT 03-03) NO. 16650, PRECISE PLAN OF DESIGN (PPD) NO. 04-07- A REQUEST TO CHANGE THE ZONING MAP FROM AGRICULTURAL (A-1) TO SINGLE FAMILY RESIDENCE (R-1); TO SUBDIVIDE 9.1 ACRES INTO 36 RESIDENTIAL LOTS; AND, TO CONSTRUCT 36 SINGLE FAMILY HOMES ON THE SITE LOCATED ON THE SOUTH EAST CORNER OF BRYN MAWR AVENUE AT GEORGE STREET.

SUMMARY

The applicant proposes a change to the Zoning Map from Agricultural (A-1) to Single Family Residence (R1) Zone, a subdivision of 9.1 acres into thirty-six single-family lots, and a Precise Plan of Design (PPD) application for the construction of thirty-six single-family homes. The project area is designated as Low Density Residential (2.1 to 5 dwelling unit/acre) on the General Plan Land Use Map. The subject property is located outside of the Redevelopment Project Area.

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

1. Approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (Attachment A);
2. Approve and adopt Zone Change No. 03-03, based on the Findings;
3. Approve Tentative Tract Map (TTM) No. 16650 based on the Findings, and subject to the Conditions of Approval (Attachment B); and,
4. Approve Precise Plan of Design (PPD) No. 04-07, based on the findings and subject to the Conditions of Approval.

PERTINENT DATA

Owner/Applicant: Wang Trust/Tri Mark Pacific Homes, LP

General Plan: Low Density Residential (2.1 to 5 du/acre)

(Draft General Plan- Low Density Residential: 2.1 –5 du/ac)

Zoning: Agricultural (A-1)

Site: Approximately 9.1 acres located at the south east corner of
Bryn Mawr Avenue at George Street

Topography: Gently sloping from the southeast to the northwest

Vegetation: No natural vegetation

BACKGROUND AND EXISTING SETTING

Background

The project site has historically been used for agricultural purposes consisting of citrus groves. The entire citrus grove was removed several years ago and there are no existing structures on site. The project area is surrounded by standard single-family residential development.

Existing Setting

A detailed discussion of the existing setting for the project is contained on Page 1 of the Initial Study under the Background section (Attachment A).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On August 12, 2004, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration Environmental Impact (Attachment A) was prepared and issued for public review. The mandatory 20-day public review began on August 13, 2004 and ends on September 1, 2004. The Initial Study discusses potential environmental impacts of the project and appropriate mitigation measures. All of the potential impacts that were identified in the Initial Study can be mitigated to below a level of significance and mitigation measures are included as Conditions of Approval for the project (Attachment B). Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

ANALYSIS

Project Description and Site Design

The proposed subdivision of 9.1 acres into 36 new single-family lots, has a gross density of 4 dwelling units per acre. This proposed density is within the Low Density designation of the Draft General Plan for this area, which is 2.1 to 5 dwelling units per

acre. Minimum lot size is approximately 7,200 square feet and average lot size is 8,747 square feet. The project is subject to the R-1 Zoning and standard setbacks are 25 feet in the front, 15 feet in the rear and five and 15 feet on the sides.

The layout of the project is similar to the development in the immediate vicinity. The 36 front-loaded lots are sited on two cul-de-sacs with access off of George Street (Attachment C). The proposed street width is 36 feet for both streets (60' ROW). The applicant will be required to provide a 5-foot dedication to the City along both George Street and Bryn Mawr Avenue. The concept of this infill development project is to integrate with the surrounding neighborhood by providing similar layout and connectivity of streets and sidewalks.

Loma Linda Connected Communities Program

A Condition of Approval (No. 1.7 & 1.13) includes the requirement that the proposed community be pre-wired to host coaxial, cable, and fiber optic installation for each unit as per the Loma Linda Connected Communities Program (LLCCP). This is a new City requirement that will ensure new residences are equipped with links to meet the latest communications/technological advances. Homes that are pre-wired in this manner are commonly referred to as "smart homes". The added technology has many advantages including increased marketability of the units.

Homeowner's Association

The developer of the proposed tract and future residential community is required to establish a Homeowners Association (HOA) as well as the development and recordation of appropriate Covenants, Conditions and Restrictions (CC & R's).

Precise Plan Of Design (PPD)

The Planning Commission has encouraged the development of residential projects that include the following design and neighborhood characteristics:

- A variety of architectural styles so that the tract would blend in with the existing housing. Housing styles and sizes should be varied to provide for the needs of future residents.
- Tree lined streets should be designed to make them more conducive to walking, fitness, and quality of life.
- Walkways should be designed to encourage neighbors to get to know each other.
- Place trees and landscaping in areas where they would have the most impact on energy conservation.

In addition to the neighborhood characteristics mentioned above, the Planning Commission has also encouraged development to incorporate design criteria, which includes the following:

- All corner lots should be side loaded lots, where the front door is not facing the same frontage as the driveway;
- Incorporate energy conservation and heat reduction measures such as color and material of the roofs, house orientation and landscaping;
- Provide a housing product that would include quality design of four-sided architectural style. This would mean continuing the proposed styles to all four sides of the structure which is typical for custom homes;
- Using the traditional materials for these different types of architecture is important in simulating the overall variety of true traditional styles proposed;
- Garages placed behind the living areas of the house or the porch/courtyard;
- Design the homes with garages located toward the back of the residence;
- Porches on the front elevation are encouraged;
- Provide a variety of massing of the homes;
- Providing a pedestrian walkway out to the sidewalk from the entry;
- Provide Mature Trees within the tract; and,
- Provide a pedestrian walkway to the side yard where the receptacle containers are stored.

House Design

The applicant is proposing two floor plans with four different architectural styles (Attachment D). Plan 1 is a two-story design with 3,460 square feet of living space. Plan 2 is a two-story design with 3,812 square feet of living space. The four styles are modern adaptations of traditional styles historic to the area. Each plan has a "Traditional" style, and a "Cottage" style. The third style has Spanish influences, which include "Spanish", and "Monterey". The proposed designs have similar elements of each style, but are not intended to be exact replicas of the traditional style. They are intended to be contemporary homes with a traditional character. Each plan offers several options, which can increase the number of rooms and/or bedrooms.

Each of the four styles has three color and material schemes. Wood, stone, brick and stucco are proposed for the exterior walls. The roof materials are clay tile, and concrete tile. The color palette of the roof materials vary from dark grey, light and dark browns, and shades of terracotta which are appropriate for all the proposed styles.

Both models provide three car garages. Plan 1 offers a two-car garage and a separate side loaded garage. While the front yard setback is 25 feet, Zoning Code Section 17.34.050 B, allows a 5 foot reduction in the front yard setback to 20 feet where averaging occurs. The applicant has provided figures that show the average front yard

setback for the entire tract at 25 feet (Attachment E). The Plan 2 model has the required two-car garage with an interior tandem space for the third vehicle.

Landscape Design

The proposed landscape plans illustrates small trees, shrubs and ground cover for the front yard landscaping. In addition to the proposed plantings, fence and wall heights are shown on the landscape plans. The developer will be required to landscape the front yard and exterior side yard. The areas in front of the perimeter wall along George Street and Bryn Mawr Avenue are part of a Landscape Maintenance District (LMD) area, landscaped by the developer and maintained by the Homeowner's Association (HOA).

Each house will have a street tree in the parkway in addition to two, 24 inch-box trees in the front yard. A landscape plan that identifies the landscape details for the front yards, exterior side yards, and Landscape Maintenance District areas will be provided to the Community Development Department for review and approval prior to issuance of building permits.

The project does not include the development of any park feature. Therefore, the applicant will be required to pay in-lieu fees for the development of parks in other areas of the community.

Evaluation

The four proposed architectural styles enhance the overall character of the neighborhood by creating variety and visual interest for each house. The use of brick and stone on the front exterior of some the designs conveys a custom home look to the proposed neighborhood. The proposal includes tree-lined streets, and sidewalks behind the parkway. The infill project is compatible with the surrounding neighborhood and maintains a high quality appearance.

Plan 1 has the front entrance on the side of house. Instead of a straight line at the rear of the house, the floorplan benefits from having a nine foot offset that accommodates the family room. The Plan 1B & 2B models provide for a standard second story balcony at the front of the house over the garage. Plan 2 includes a front porch and an interior courtyard space. The garage is setback behind the front porch. This allows the porch to become the dominant feature of the house rather than the garage. The four-sided architecture has been addressed by providing window surrounds and enhancements, including some of the accent materials, on the sides and rear elevations of the residences.

Recommended Modifications

Although staff is pleased with overall design of the proposed map and plans, the following items are areas that staff also would like to see modified. Through conditions of approval, these modifications can be accomplished by staff review and approval.

- Stone/brick veneer

On Plan 1B, the brick veneer should be extended all the way across to the front door on the left side elevation of the house. This will create an appearance providing four-sided architecture. On Plan 1C, the stone veneer should continue to the side yard fence line on the right side elevation and to the front door on the left side elevation. Condition No.1.19 has been added to require this modification.

- Wood siding

On Plan 1 D, the wood siding shown at the front of the house on the second floor should be extended down to cover the blank front space of the side loaded garage next to the brick veneer. Condition No.1.20 has been added to require this modification.

- Blank side yard elevations

Staff recommends that another window be added on the first and second floor of the right side of the Plan 1 model for the master bedroom and family room, respectively. Condition No.1.21 has been added to require this modification.

- Window shutters

Where appropriate and where space permits, shutters should be provided on all larger windows to provide four sided architectural amenities. Condition No. 1.22 has been added to require this modification.

- Porches

Porch columns, where provided, shall include both six-inch and eight-inch widths. Condition No.1.23 has been added to require this modification.

- Wraparound porches

A wrap around porch has been requested as a desirable element on new home design. However, with the R-1 Zoning Standards, the applicant is limited to maintaining a 5 and 15 foot sideyard setback. Lot 18 with a 20-foot street side yard

setback would be the only lot out of the 36 to accommodate a wraparound porch. The porch would be limited to five-feet in depth. Should the Planning Commission consider this an option worth pursuing, Condition 1.24 has been added to require this modification.

- Garage doors

While a garage door is an integral part to the design of a house, recent concerns have been expressed to enhance its visual appearance. With this in mind, staff has provided Condition 1.25 that requires a variety of garage door styles and that the top panels include windows. This should be a requirement for the project and not an optional feature available to homeowners.

- Perimeter Landscaping

The Landscape Maintenance District (LMD) areas along other parts of George Street and Bryn Mawr Avenue benefit from mature growth. With this in mind, Condition 1.28 requires the applicant to provide minimum 36-inch box size trees in the LMD areas to provide a more mature look.

PUBLIC COMMENTS:

No written or verbal comments have been received or been forthcoming by the City as of August 26, 2004. Comments received from City departments have been addressed through revisions to the project design and Conditions of Approval.

Zone Change Findings

Changes to the zoning map are considered legislative acts and do not require findings. State law does require that the zoning be consistent with the General Plan. The General Plan designates the subject property as Low Density Residential. The change to the Zoning Map from Agriculture (A-1) to the proposed Low Density Residential (R-1) zoning district for residential development is consistent with the existing and proposed General Plan Land Use map. As stated above, the site is suitable for residential development and the project would not cause substantial environmental damage or be detrimental to the public welfare. The proposed project would limit this area to residential use only.

Tentative Tract Map Findings

1. *That the proposed map is consistent with the applicable General Plan and zoning designations.*

The project includes a change to the Zoning Map from A-1 to R-1 in order to accommodate the single-family residential subdivision. The proposed density of four units per acre is consistent with the General Plan designation of Low Density, which allows 2.1 to 5 dwelling units per acre. It should be noted that the A-1 Zoning is not consistent with the General Plan and the proposed Zone Change eliminates this inconsistency.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The project complies with the General Plan Land Use designation and was designed in accordance with the Loma Linda Municipal Code (LLMC), Chapter 17.34, Single-Family Residence Zone (R-1). The development of this site with the appropriate residential uses shall enhance the quality of the surrounding residential neighborhood and the City. This new community will offer much needed new housing opportunities to the area.

3. *The site is physically suitable for the type of development proposed.*

The project shall not disrupt or divide the physical arrangement in the immediate vicinity. The site was historically used for agricultural purposes. The previous citrus groves were previously removed because the use of land for agricultural purposes is no longer economically viable in this residential neighborhood. Development of single-family residences will be compatible with the existing single-family uses in the area. The project will not result in impacts to the established community.

4. *The site is physically suitable for the proposed density of development.*

The project is compatible with the adjacent single-family residential development. The proposed density of four units per acre is consistent with the General Plan Low Density designation of which allows for a range of 2.1-5 units per acre.

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

There is no natural vegetation or wildlife present on the site, and there is no undisturbed area remaining on the site. Therefore, development of the site shall not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.

6. *The design of the subdivision is not likely to cause serious public health problems*

The design of the subdivision and the end use of the 36 single-family homes will not cause any serious public health problems. The Mitigated Negative Declaration does not identify any impacts that could cause serious public health problems.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the site is provided from George Street. The cul-de-sac entrances into the site allow full access without impeding the through traffic on George Street. The access and streets are adequate for emergency vehicles and large fire apparatus. The design of the proposed subdivision does not conflict with any easements such as those created for irrigation or the conveyance of utilities.

Precise Plan Of Design Findings

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The development is consistent with Goal No. 6 in the General Plan that states that housing opportunities in diverse styles and types in a variety of locations for all economic segments of the community and for all persons are necessary. It is also consistent with Policy No. 5 in the General Plan that states conventional housing tracts consisting of single-family residential detached structures, situated on individual lots will be provided in different locations throughout the community. The proposed project is designed in accordance with LLMC Chapter 17.34.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed 36-unit subdivision. The Initial Study prepared in 2004, lists no Federal or State listed endangered species as occurring on the subject site. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat. The Initial Study for the tract anticipated that single-family residences and related uses will be established on the lots and it was found there would not be any significant impacts to the natural or manmade environment.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed 36-unit subdivision is a permitted use for the Single Family Residence (R1) district. The design of the subdivision is compatible with other single-family residences in the surrounding neighborhood to the north, west and east. There are no impacts identified that could cause serious public health problems due to the proposed project. Likewise, approval of the housing styles and other on-site amenities will not result in any serious public health problem on the site or in the area.

CONCLUSION

The proposed Tentative Tract Map No. 16650 conforms to the City's Subdivision regulations. The proposed subdivision is sensitive to the area and compatible with the surrounding residential neighborhoods. The granting of this Zone Change, Tentative Tract Map and Precise Plan of Design would not be detrimental to the public welfare or injurious to the properties in the vicinity.

All elements of the project are consistent with the existing General Plan. The project is also consistent with the draft General Plan Land Use Map prepared for the City's Comprehensive General Plan Update Project. The proposed house designs for the eight design types are tailored to the site and environment and will be compatible with the surrounding neighborhood.

The Mitigation Measures listed in the Initial Study (Attachment A) will minimize the potential environmental impacts and are the responsibility of the subdivider. They have been made part of the Conditions of Approval (Attachment B).

The proposed project conforms to the City's Subdivision regulations. The change to the Zoning Map from Agriculture (A-1) to Single Family Residence (R-1) allows the proposed project site to be developed into similar residential development surrounding the area. A small subdivision of 36 new homes will assist in providing new housing opportunities to local residents, families, professionals and others. The proposed subdivision layout is consistent to the area and compatible with the surrounding development. The granting of this Zone Change and Tentative Tract Map would not be detrimental to the public welfare or injurious to the properties in the vicinity.

Respectfully Submitted,

Raul Colunga
Assistant Planner

ATTACHMENTS

- A. Mitigated Negative Declaration (NOI/Initial Study)
- B. Conditions of Approval
- C. Tentative Tract Map No.16650
- D. Project plans
- E. Front yard average table

Projectfiles/tractmap/ttm16650/9-1-04trimarkhomes.sr

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF OCTOBER 6, 2004

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: ZONE CHANGE (ZC) NO. 03-03, TENTATIVE TRACT MAP (TT 03-03) NO. 16650, PRECISE PLAN OF DESIGN (PPD) NO. 04-07- A REQUEST TO CHANGE THE ZONING MAP FROM AGRICULTURAL (A-1) TO SINGLE FAMILY RESIDENCE (R-1); TO SUBDIVIDE 9.1 ACRES INTO 36 RESIDENTIAL LOTS; AND, TO CONSTRUCT 36 SINGLE FAMILY HOMES ON THE SITE LOCATED ON THE SOUTH EAST CORNER OF BRYN MAWR AVENUE AT GEORGE STREET.

SUMMARY

This item was continued from the meeting of September 1, 2004, to allow the applicant time to respond to the concerns of the Planning Commission regarding product design, aesthetics and site planning. Copies of the September 1, 2004 Staff Report and Conditions of Approval are available in Attachment A. Shortly after the September 1st meeting, staff compiled a list of the Planning Commission concerns and comments and forwarded them to the applicant (see Attachment B). On September 13, 2004, the applicant met with Chairman Rosenbaum and staff to go over the list of concerns. Consequently, the applicant has provided additional information and modified the plans as outlined below:

- Parkways:

The applicant has modified the plan for a parkway located between the curb and sidewalk.

- Site Layout:

Due to the natural slope of the site, constraints of the existing development, and right-of-ways, the redesign of the cul-de-sac cannot be accommodated.

- Corner Landscape:

The applicant has provided a similar corner landscape design to reflect that of the existing landscaping at the northeast corner of George Street and Bryn Mawr Avenue.

- Single story:

The applicant feels that a single story floor plan is not practical because the setback requirements for the R-1 zone would only allow for around 2,000 square feet of livable area. Based on the economic level of the surrounding neighborhood, the applicant is aiming for a larger size floor plan in excess of 3,000 square feet that is consistent with the 3,400 square feet in the Plan 2 model and the 3,800 square feet in the Plan 3 model.

It should be noted that maximizing the footprint up to the setback lines would reduce the amount of useable outdoor yard area. To be marketable, the building footprint for a single story unit should be larger than a two-story unit.

- Story and a half concept:

The applicant has provided a story and a half design as indicated in the new Plan 1 model (see Attachment C). The applicant has followed the suggestion to incorporate roughly 10 percent of this design in the tract layout by providing four units.

- Wrap around porches:

Lot 18 is the only lot that can accommodate a wrap around porch. A Plan 3CX has been plotted on the lot. It will allow for a five-foot side porch that extends to the first window on the north elevation. On Lot 19, the applicant will provide a decorative paved patio to enhance the porch area and wrap it around to the north elevation of the unit.

- Front porches:

There are some constraints in the house design and lot size to provide 8-foot porches on every unit. The Plan 1 model has been designed with a 9.5-foot deep porch.

- Courtyards:

The applicant has designed a courtyard concept for the Plan 2 Model. Entry into the courtyard is through a three-foot decorative wall with wrought iron gate at the front elevation. The courtyards were suggested by staff as a means of providing a "welcoming entryway" as an alternative to a porch. The purpose of a porch is to be welcoming and provide an outdoor area that encourages interaction with neighbors and the neighborhood. This courtyard concept is proposed in lieu of redesigning this floor plan.

- Redesign of Plan 3 (formerly Plan 2):

The offset of the second floor is a City Code requirement to meet the 5 foot setback requirement. The intent of the City Code requirement is to provide softening of the second floor roof appearance from the side property line and relief from second floor massing.

- Additional windows:

An additional window has been placed on the right elevation in the garage and on the second floor in the master bedroom on the Plan 2 model (formerly the Plan 1 model). A window has been provided in the kitchen and garage of the Plan 3 model (formerly the Plan 2 model). A window was not provided in the master bedroom closet on the second floor at the rear and right elevation.

- Arched windows:

Arched windows were suggested for the front and sides of the Spanish style homes, which traditionally have simple and classic lines. The applicant and his architect feel that additional arched windows would detract from the simplicity of the style.

- Pedestrian walkway:

For each lot, pedestrian walkways have been provided from the side yard where the pad for the trashcans are located and from the front door to the sidewalk (independent of the driveway).

- Shade trees:

The applicant will provide either evergreen or deciduous shade trees in the parkway. Two trees will be provided within the front yard and one in the parkway in front of each unit. Shade trees will be planted on the west and south facing elevations of the front yard.

- Vinyl fencing:

The applicant will provide 5.5-foot vinyl fencing between the homes.

EVALUATION:

House Design:

The Plan 1 (story and a half) model provides 3,200 square feet of living space. A two car garage and up to four bedrooms is provided. The third and fourth bedrooms as well as a loft space are located on the second floor under the pitched roof. A functional dormer is provided as part of Bedroom No. 3. Plan 1 is limited to two architectural

styles, which are Cottage and Traditional. Overall, the design of this particular model is responsive to Planning Commission concerns.

Landscape Design:

The courtyard design on each of the Plan 2 models helps to identify the entrance to the home and create an attractive element that will be consistent with the architectural style of the unit. The courtyards will function as a welcoming feature that will provide the residents an outdoor area that will encourage interaction with the neighbors. The courtyard area will be landscaped as part of the landscaping provided by the developer in the production homes.

Recommended Modifications:

The items resubmitted by the applicant have been thoroughly reviewed by staff. The following items are areas that staff also would like to see modified. Through conditions of approval, these modifications can be accomplished by staff through the plan check review process.

- Plan 1 (story and a half):

The size of Bedroom No. 2, shown as 10 feet by 10 feet shall be increased to 12 feet by 10 feet. The garage shall be recessed back two to three feet back from the porch. The front entry shall be revised to either open on to the porch where the window is shown or redesigned to open at an angle. Should the Planning Commission deem this design acceptable, Condition No.1.27 has been added to require these modifications.

- Vinyl fencing

The revised landscape plans indicate vinyl fencing for the front, side and rear yards. Condition No.1.33 has been added to require this modification.

- Front courtyard:

The Plan 2 model has been redesigned with a courtyard feature and full landscaping per the conceptual landscape plans. Condition No.1. 41 has been added to require this modification.

In addition, the applicant has addressed Condition No. 1.20, from last month's meeting by illustrating wood siding on the front elevation of the side-loaded garage on the Plan 2 D model. The September 1, 2004, Staff Report lists the other recommended project modifications for Planning Commission's consideration. However, please note that the Conditions of Approval have been revised to reflect the three floor plans.

CONCLUSION:

Staff recommends approval of Zone Change (ZC) No. 03-03, Tentative Tract Map No. 16650, and Precise Plan of Design (PPD) No. 04-07. All elements of the project are consistent with the existing and draft General Plans. The proposed designs for the three models are tailored to the site and surrounding neighborhood. The three styles of homes respect and enhance the character of the area. The applicant has worked closely with staff to address the concerns of the Planning Commission.

Respectfully Submitted,

Raul Colunga
Assistant Planner

ATTACHMENT

- A. September 1, 2004 Planning Commission Staff Report/Conditions of Approval
- B. List of Planning Commission Concerns
- C. Updated floor and landscape plans